



314 Kinnersley Avenue Canadian, VIC 2 1 2

### Neat and Tidy Home in Popular Canadian!

Situated in popular Canadian is this 2 Bedroom, 1 Bathroom house which would be a fantastic property for first home buyers or investors to increase their portfolio.

As soon as you step inside this home you feel an immediate sense of warmth and comfort. The layout is practical with the master featuring a WIR and direct access to the two-way bathroom which offers a shower, bath, vanity and separate toilet. The additional bedroom is also generous in size and has plenty of storage in the BIR's.

Stay comfortable all year around with a gas log fire in the lounge living area and split system for both heating/cooling. Outside there is an enclosed rear yard with low maintenance garden and keep the cars safe and secure within the double automatic lock up garage with internal access to the home....

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Please Note: This home is currently leased until January 2025....

**Price:** \$400,000 - \$420,000



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Canadian



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.





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