



25 Short Street Kangaroo Flat VIC

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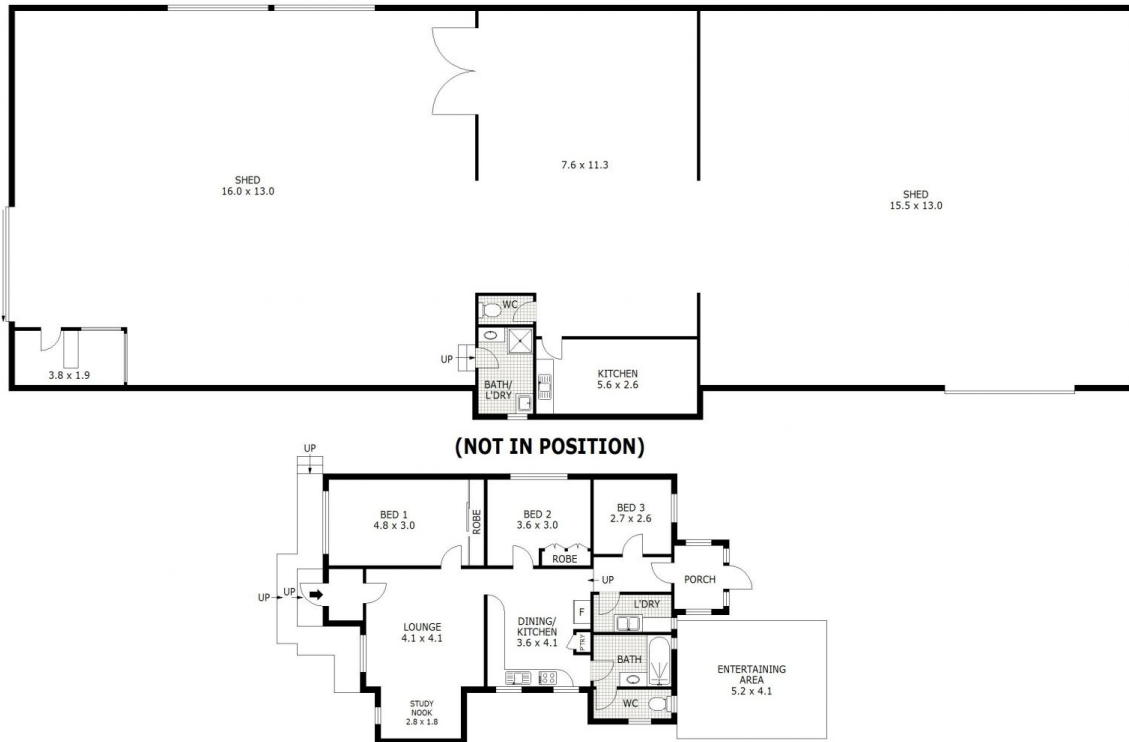
This parcel is comprised of 1,469m² in a convenient location of Kangaroo Flat and is a great opportunity to grow your portfolio with a fantastic investment return due to dual income. Two dwellings - one title, it is sure to suit several different buyers due to the endless amounts of opportunities it presents. Consisting, overall, of a huge 30 metre frontage, 512m² of shedding space, inclusive of a full kitchen, separate toilet, and laundry currently set up and occupied as a successful panel beating business in a high traffic area. On the same title lies a separate 3-bedroom home with its own enclosed backyard. As a combination the two have an approximate income of \$36,660 per annum*.

Price : \$ 620,000
Land Size : 1469 sqm
View : <https://www.phproperty.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/6222226>



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With Bendigo's great population and in a growing town this opportunity really is an ideal investment for the future. It is



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 95 m ²
Shed	- 512 m ²
Entertaining Area	- 21 m ²
Total	- 628 m ²



25 Short Street, Kangaroo Flat