



### 12 Goodenia Avenue Kangaroo Flat VIC

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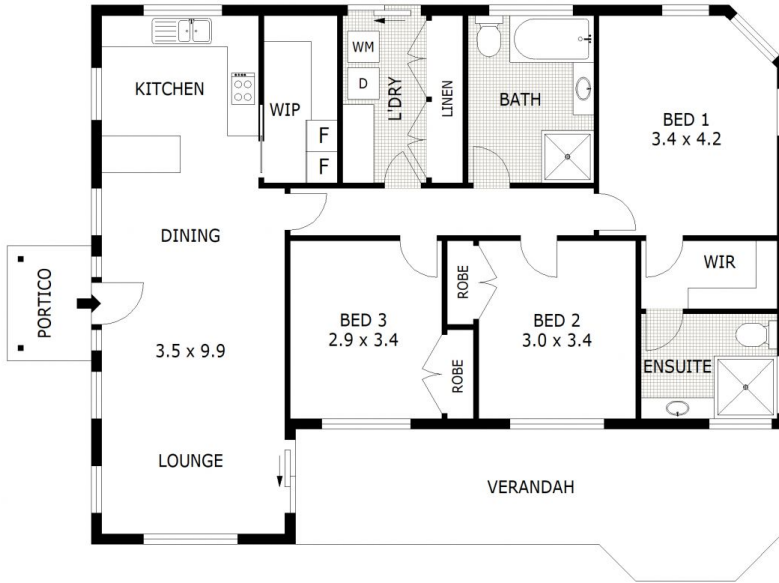
Lying on a rather large allotment of approx. 804smq is this better brick home in Kangaroo Flat. In the Forest Lake Estate you will find yourself surrounded by beautiful quality homes. The home itself is a steel-frame built by JG King in 2003. The home is currently leased out for \$360 per week to great tenants. If you are not looking for an investment, vacant possession is available once the lease is up in September.

**Land Size** : 804 sqm  
**View** : <https://www.phproperty.com.au/sale/vic/greater-bendigo-region/kangaroo-flat/residential/house/6562394>

The home itself is sound and solid, offering 3 bedrooms all spanning on the same hall, while the master is at the rear and provides great walk-in-robe storage and a newly renovated ensuite. The other two bedrooms both offer the convenience of double built in robes. This affordable home is sure to suit a variety of buyers in this buoyant market, some of which include first home buyers, retirees or make it an easy add to your investment portfolio.



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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	- 107 m <sup>2</sup>
Portico	- 4 m <sup>2</sup>
Verandah	- 22 m <sup>2</sup>
<b>Total</b>	<b>- 133 m<sup>2</sup></b>



# 12 Goodenia Avenue, Kangaroo Flat