

For Sale



365 Kentucky Avenue, Lavington

\$379,500



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RENOVATED & READY

PROPERTY:	365 Kentucky Ave	BUILT:	1970's
ROOF:	Tiles	WALLS:	Hardiplank
LAND SIZE:	752.5m2	FLOOR:	Timber
ZONING:	General Residential R1	ROOF:	Tile
BED 1:	BIR, Fan	BED 2:	BIR, Fan
BED 3:			BIR, Fan
HEATING:	Gas Bayonet	AIRCOND & HEATING:	Split System
LIVING AREA:	1 large open space	OUTDOORS:	Paved Pergola
KITCHEN:	Gas cooktop, electric fan forced oven	APPLIANCES:	Dishwasher, rangehood
BATHROOM:	Renovated	TOILET:	One
CARPORT:	Behind lockable gates	HOT WATER:	Gas – infinity flow
SOLAR:	8 panels	GARDENSHED:	Double Size
RATES:	\$1,415.52 yr	RENT:	\$420 pw (\$450pw 18.3.25)
WATER:	\$883 yr + usage	LEASE EXPIRES:	11 March 2025

All the work has been done. This home was renovated in 2018 with a new kitchen/bathroom/paint/lighting/carpet/polished floorboards, and a refresh paintjob in 2023. All 3 bedrooms have built-in-robos and a ceiling fan. A reverse-cycle split system and heating gas bayonet provide climate control.

The large, combined living space enjoys plenty of natural light. A dishwasher, gas cooktop, and fan-forced oven equip the kitchen, the laundry includes nice cabinetry, and the bathroom is stylish and modern. A solar system and economical gas instant-flow hot water service help keep costs down.

The secure backyard includes a paved undercover BBQ area, double-size garden shed, lawn area, shady trees, watering system, and a carport.

Hume Public School, parks, bus stops, and the Parkland Mity Mart shops are nearby, as well as easy access to ring roads and the Hume Freeway. This home ticks the boxes for an investor, or it could suit an owner-occupier.

Whilst every care is taken to supply accurate information, we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries and to consult with their conveyancer/lawyer.