

Kilmore East, 13-15 Duffy Street

Brimming with Potential: Two Homes, One Dream

Unlock the full potential of this unique property offering two separate homes under one roofline. The self-contained recently renovated unit features a welcoming 1-bedroom space with a kitchen/meals/lounge area, wood heater, and split system reverse cycle air conditioning. The modern ensuite and timber look flooring make it an ideal living space for family or guests.

The main house, with three bedrooms and a study or optional 4th bedroom, awaits your personal touch for renovation. Embrace the challenge and transform the large living area into a space that suits your lifestyle. Enjoy the wide all-round verandahs, low maintenance gardens, and the tranquillity of this peaceful location.

Situated on a treed block, this property offers a peaceful retreat. A water tank caters to the garden's needs, and a 4,048m² space provides ample room for your vision. A 6.1x6 metre Colorbond shed/workshop offers space for hobbies or



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale

Please Call

View

ljhooker.com.au/7FGHJS

Contact

Gavin Henderson

0408 359 764

ghenderson.broadford@ljhooker.com.au

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(03) 5784 2558

storage.

Conveniently located, it's a short 2-minute walk to the train station, providing easy access to transportation. Just a 6-minute drive to Kilmore offers proximity to schools, shops, cafes, and local amenities. For city commuters, the Hume Freeway entrance is an 8-minute drive away, connecting you to Melbourne.

Seize the opportunity to turn this property into your dream home. Embrace the peaceful lifestyle, enhance the charm, and make this property uniquely yours. Contact Gavin Henderson on 0408 359 764 for any enquiries or to arrange an inspection.

More About this Property

Property ID	7FGHJS
Property Type	House
Land Area	4048 m²
Including	Toilets (2)

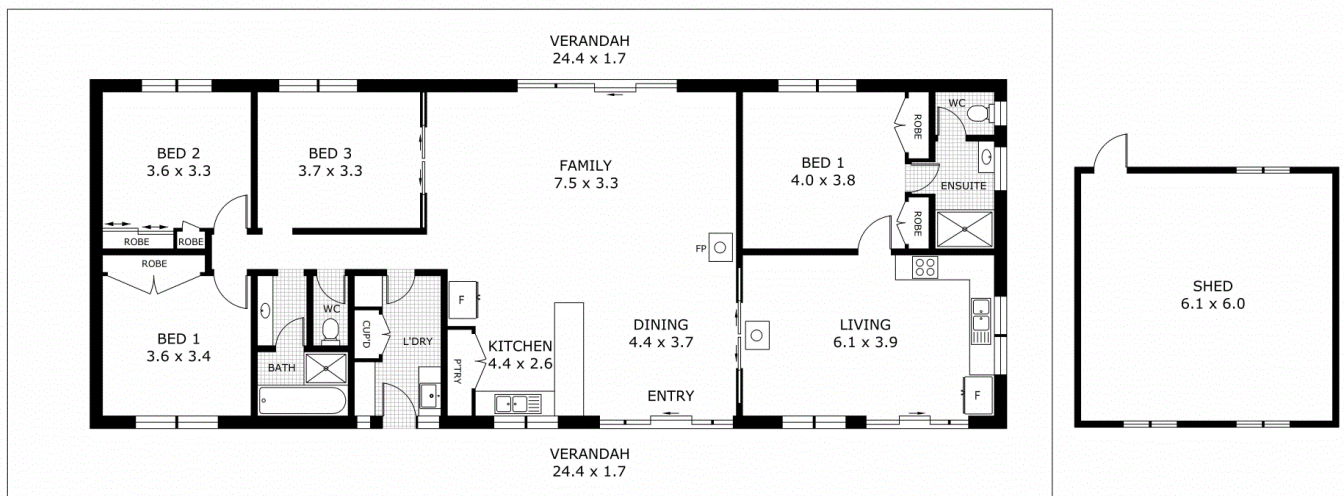
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence - 160.0 m²
Verandah - 98.0 m²
Shed - 37.0 m²
Total - 295.0 m²



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