

## Kilmore, 10 Fitzroy Street

Solid Investment in a Prime Location

This charming 3-bedroom brick veneer home is perfectly positioned just a short stroll from Kilmore's main street, offering easy access to shopping, cafes, and local amenities. Featuring a renovated kitchen with slate tiling and a pantry, the home boasts an L-shaped lounge and dining area with polished floorboards throughout the bedrooms and living spaces. Comfort is assured with ducted gas heating and air conditioning in the lounge. Outside, the property offers a carport, a large storage shed/mancave/kids' space, and a level, fully fenced back yard - perfect for families or tenants with pets. Currently leased to long-term tenants who are happy to stay, this home is generating \$1,864 per calendar month, with the lease secured until July 2025. Whether you're looking for a rock-solid investment or a future home in a highly sought-after location, this property ticks all the boxes! Please contact Gavin Henderson on 408 359 764 for all enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7NTHJS](http://ljhooker.com.au/7NTHJS)

**Contact**  
**Gavin Henderson**  
0408 359 764  
ghenderson.broadford@ljhooker.com.au  
**Sally Long**  
0477 437 281  
sally.long@ljhooker.com.au



**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**

**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.

## More About this Property

|                      |             |
|----------------------|-------------|
| <b>Property ID</b>   | 7NTHJS      |
| <b>Property Type</b> | House       |
| <b>Land Area</b>     | 742 m2      |
| <b>Including</b>     | Toilets (1) |

**Gavin Henderson 0408 359 764**

Principal | ghenderson.broadford@ljhooker.com.au

**Sally Long 0477 437 281**

Licensed Real Estate Agent | sally.long@ljhooker.com.au

**LJ Hooker Broadford | Kilmore (03) 5784 2558**

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### Meet our Property Lending Specialist

**Ron Alcock**

0439 244 326  
ralcock@ljhookerhome loans.com.au



Ron is your local, fully accredited Lending Specialist. With strong local knowledge on Melbourne North, and the experience to help you find the right home loan, your financial goals are in good hands.  
Ron prides himself on providing Melbourne North locals with the very best lending experience. Our fast home loan approvals are backed by unique lending products tailored towards property owners. Our competitive refinancing packages provide you with the opportunity to potentially save money on your home loan.



Your free personal review can start with a simple phone or web chat.

For a better home lending experience, speak with Ron today.

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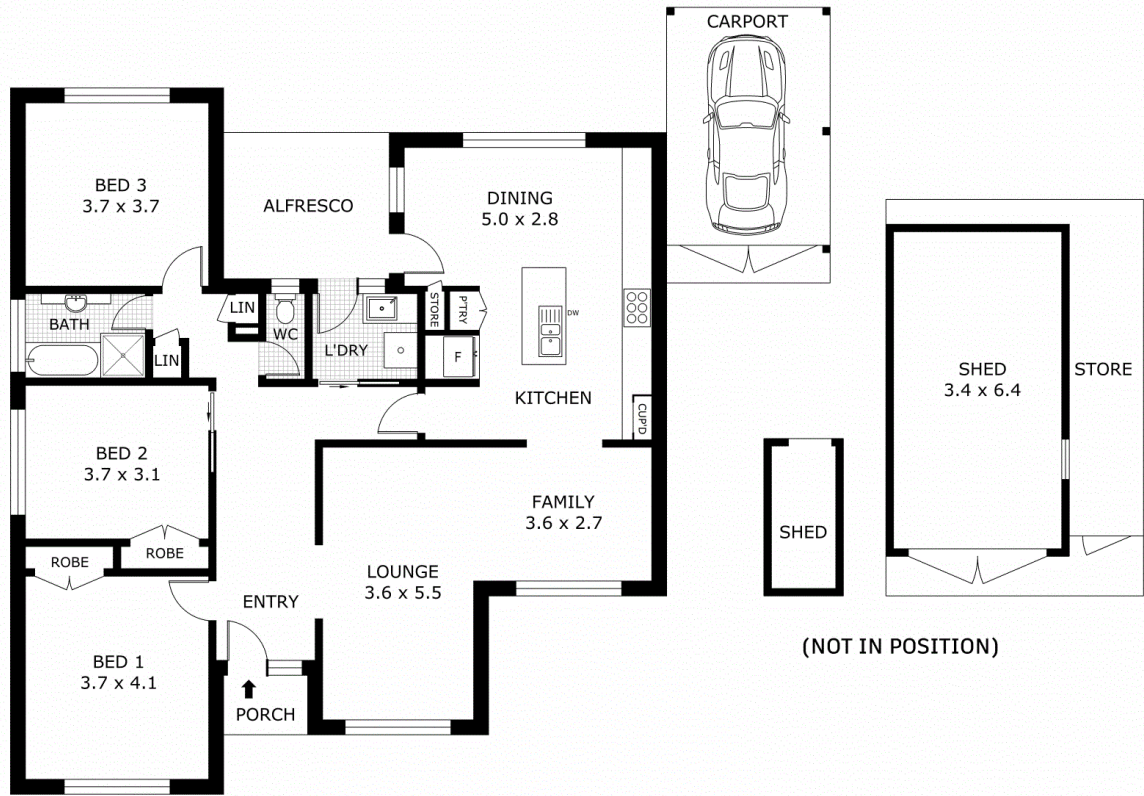
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|           |                      |
|-----------|----------------------|
| Residence | - 130 m <sup>2</sup> |
| Porch     | - 2 m <sup>2</sup>   |
| Alfresco  | - 10 m <sup>2</sup>  |
| Carport   | - 16 m <sup>2</sup>  |
| Shed      | - 22 m <sup>2</sup>  |
| Total     | - 180 m <sup>2</sup> |



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.

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