2 KILORAN AVENUE, KILSYTH, VIC, 3137









SOLD

PARKSIDE POTENTIAL AT THE END OF A QUIET COURT

INSPECTIONS BY APPOINTMENT ONLY – ENQUIRE NOW TO ARRANGE YOURS!

Set at the end of a quiet court abutting Kiloran Park, this original three bedroom home presents an exciting opportunity for renovators, first home buyers, flippers and those looking for land with future potential.

The existing home is in need of renovation, but offers a practical single-level layout with three bedrooms, a central bathroom, separate laundry and a generous living and dining area with timber floors, fireplace and garden outlooks. The kitchen is largely original, giving buyers the chance to update, redesign or completely reimagine the home to suit their own style and needs.

Set on approximately 863m², the property provides a rare sense of space, established trees, a broad rear yard and easy rear access, creating excellent flexibility for trades, storage, landscaping or future planning.

For those looking beyond renovation, there may also be potential to subdivide in the future, subject to council approval and the removal of the existing single dwelling covenant on title. Buyers should make their own enquiries regarding any proposed development or covenant removal.

With Kiloran Park at the rear, a quiet court position and easy access to local shops, schools, public transport and the wider Kilsyth/Montrose area, this is a property with genuine upside for buyers prepared to do the work.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

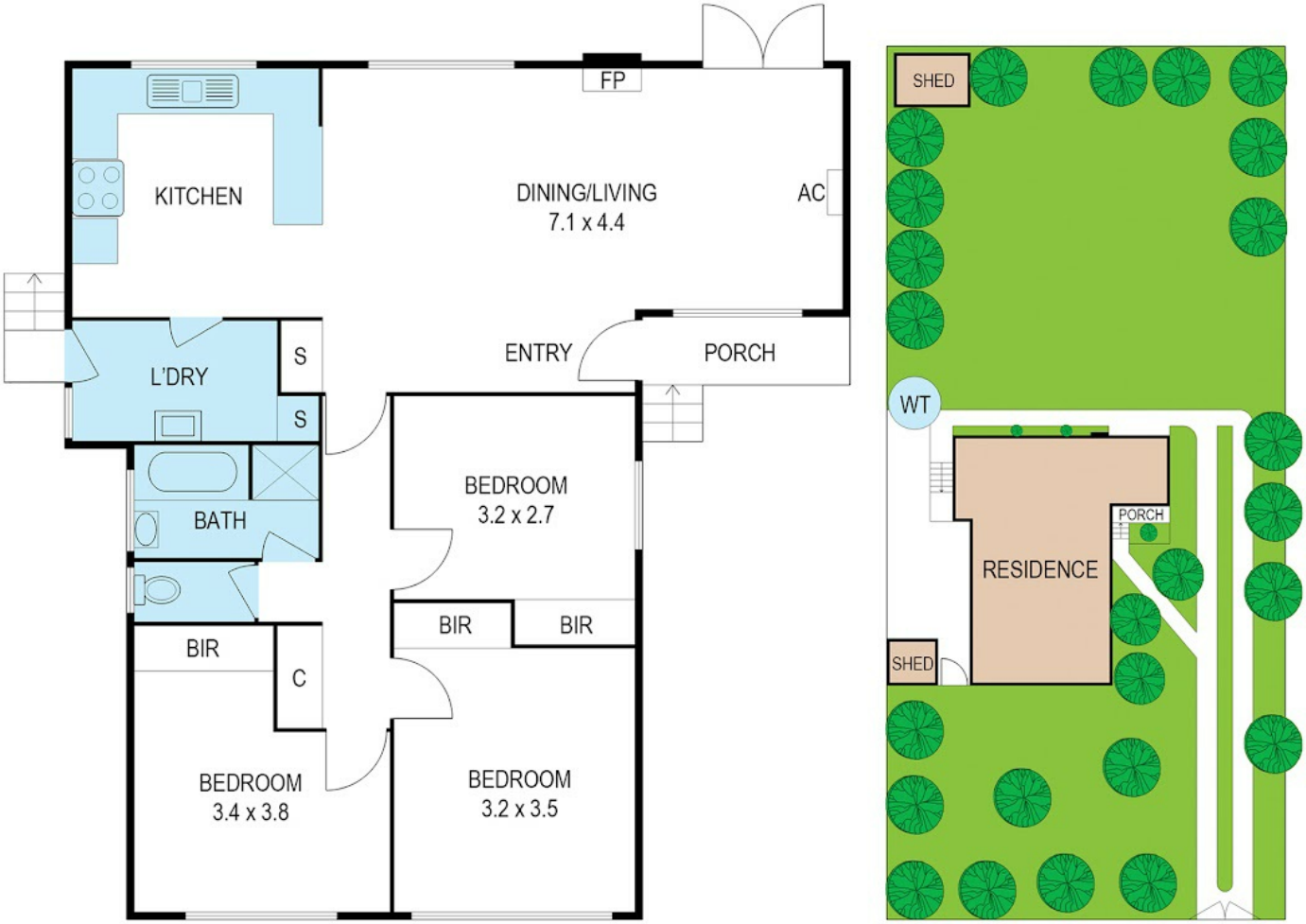
3 BED | 1 BATH | 0 CAR

PRICE:
$740,000

OPEN FOR INSPECTION:
N/A



Scott Collins
0499005265
scottcollins@atrealty.com.au
scottcollins.com



SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Bushes and trees are placed for illustration purposes. Plans should not relied on. Ineterest parties should make and rely on their own enquiries.

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