



## 35 Kensington Circuit DERRIMUT VIC

3  2  2 

Lovingly maintained by the current owners, this family home delivers a perfect opportunity for a first home buyer or investor. Comprising of 3 bedrooms with BIR, master with ensuite and WIR, formal lounge and further highlighted by a well equipped kitchen with lots of cupboard space, opening to a sun-drenched open-plan living/meals area leading out to a large outdoor landscaped backyard. Other features include alarm system, ducted heating, evaporative cooling, and double auto garage with access. Walking distance to school, childcare centre, parks and easy access to the freeway.

**View** : <https://www.ypa.com.au/7390455>