



## 22 Kirkton Drive KURUNJANG VIC

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This fantastic opportunity is situated on a corner allotment of 641m<sup>2</sup> (approx.), extremely close to freeway access, local shops and parklands.

Comprising of three bedrooms, master complete with ensuite and walk in robe, a large formal living area upon entry, well-appointed kitchen featuring ample bench space, storage and a dishwasher, with adjoining meals area and a huge second living zone, spacious bathroom, separate toilet and good sized laundry with external access provides everything required to make this property your next family home or investment.

Moving outdoors, the home is further complimented by more than enough room to run and play, with potential to subdivide (subject to council approval), a large garden shed, and a massive pergola to entertain guests under-cover all year around.

Special features include: garden shed, heating, cooling,

**Land Size** : 641 sqm

**View** : <https://www.ypa.com.au/7399468>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

