

SOLD



23 George Street, Kinglake



## Brand New Builders Own Home on 3/4 Acre

Introducing a brand new, custom built builders own home! This stunning 2 bedroom, 1 bathroom, home boasts open plan living, soaring cathedral ceilings, and a big laundry/mudroom.

The home boasts PVC double glazed windows, R/C A/C & wood heater connected to hot water system with electric boiler and evacuated glass tube solar heater. What does all this mean? It adds up to a low cost sustainable home that is highly energy efficient and comfortable all year round.

Some of the many features include Beautiful Tassie Oak hardwood floors and carpet in bedrooms, character cathedral ceilings and collar ties, Denon 5.1 Surround sound (optional), Kitchen with large timber island bench, farmhouse sink, integrated dishwasher, walk in pantry, 900mm freestanding Smeg oven and cooktop, just to name a few.

The practicality and use of space is incredible, culminating a 2-

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<b>Price</b>	SOLD for \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	232
<b>Land Area</b>	3,035 m <sup>2</sup>

### Agent Details

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way bathroom with 1800mm shower, floating double vanity, freestanding bath, and Japanese smart toilet, you heard it correctly. The master suite is envied with bedside lights, walk through wardrobe and large windows overlooking the magnificent view. Not to mention the open air undercover entertainment decking with stacking sliding doors, capturing the light and the sunset overlooking farmland and nearby hills. This outlook extends throughout the majority of the home changing through the seasons.

Externally the property provides a 12x9m shed with concrete base and power, 2x electric roller doors with 3m clearance, and 15amp power points throughout. To build on the low maintenance and a self sustainable nature, the property comes complete with worm farm septic, wood shed to service heating annually, an array of fruit trees, and a beautiful fern gully walk with 48 tree ferns!

For the pragmatic minded the land is approximately 3,035m<sup>2</sup> fully fenced with electric gate access and wide driveway for trucks, trailers and caravans, this property truly has it all. Homes with this attention to detail are as rare as hens teeth, this is the perfect opportunity for a high quality investment, no work low maintenance first home, or perfect downsize for those that need a shed for the rest they didn't downsize. Come to an open home or inspect at your availability. See you soon.

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