

SOLD



13 Monarch Close, Kinglake West



## Cape Cod Design Meets Regional Ambience

Consider this beautiful two-storey home with Cape Cod inspired design nestled in a quiet cul de sac location on a beautiful 8 acres in the regional area of Kinglake West. With only 1 neighbour and an abundance of privacy this property boasts modern convenience and all the features needed to cater for families.

Upon entering the property you are ushered by the brick lined driveway to the front veranda of this character built residence. In keeping with its location and country allure, stepping inside your immediate attention is drawn toward the Sydney blue gum hardwood floors and reclaimed timber posts, a fabulous addition contrasting its modern décor.

Consisting of 4 bedrooms, 2 bathrooms plus powder room, and a generous 4 living zones including kitchen/meals, living room, family room and recreation or rumpus room with bar, as well as a

4 
 2 
 6 
 32,289m<sup>2</sup>

**Price** SOLD for  
\$1,410,000

**Property Type** Residential

**Property ID** 317

**Land Area** 32,289 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

large galley style laundry with ample storage. Some of the many features include kitchen with large walk in pantry, stone benchtops and quality stainless steel appliances, wood heating and reverse cycle split system heating/cooling, built in robes to all bedrooms and walk in robes to 3 bedrooms plus large en suite to master with double vanity and freestanding bath.

# Integrity

Yarra Valley & Kinglake Ranges

Externally the home really shines. Imagine entertaining on your enormous undercover decking overlooking your manicured yard and dam with a beautiful bush setting at the rear. Car accommodation and storage comprises double lockup garage with internal access and a generous 9m x 20m machinery shed with concrete base, power and 2 roller doors. The land has a perfect balance of mixed bush and cleared land with fenced yard and an abundance of camping spots and firewood collection at the rear.

Being only 14 minutes to Whittlesea, 27 minutes to Mernda station and an hour to Melbourne, this is the perfect opportunity to escape the suburbs and secure this rare property in a tightly held district. Book in your private inspection today.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.