

SOLD



37 Royal Crescent, Kinglake

Integrity



## Character Mudbrick on Half Acre Right in Town

Nestled in the serene landscapes of Kinglake, this quality property offers a unique blend of rural tranquillity and comfortable living. With four bedrooms, two bathrooms, and one living space, this residence is a charming haven that embraces the essence of country living.

Step inside, and you'll find a meticulously designed interior that combines functionality with warmth. The kitchen, complete with a walk-in pantry and a 900mm oven, is the heart of the home, providing both practicality and style. All bedrooms are adorned with built-in robes, ensuring ample storage space. The main bathroom is a haven of relaxation, featuring a single vanity, a 900mm shower, and a bath.

The cozy ambiance is accentuated by a wood heater and an open fireplace, perfect for creating a warm atmosphere during chilly nights. The home is adorned with single-glazed windows, allowing natural light to cascade in, creating a comfortable and

4 2 4 2,090 m<sup>2</sup>

**Price** SOLD for  
\$790,000

**Property Type** Residential

**Property ID** 407

**Land Area** 2,090 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969  
Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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

inviting living space. An additional one-bedroom, one-bathroom self contained unit, which can also double as a master suite, provides extra accommodation, complete with a walk-in robe, a living area with R/C A/C, and a well-appointed kitchenette featuring a 600mm Esse combustion stove. The brick floor adds a touch of rustic charm, connecting the indoors with the outdoors seamlessly.

The exterior of this property is a perfect complement to its rural surroundings. The 3-car shed, accompanied by a carport, provides ample space for vehicles and storage. Crafted with attention to detail, the main shed, approximately 9x9m, is a versatile space. Partially set on a concrete base and powered for convenience, it features a remote control door for easy access. The wood heater inside ensures a comfortable working environment, while the mezzanine adds an extra dimension to the functionality of the space.

This property is not just a house; it's a haven that harmonizes with the scenic rural backdrop of Kinglake. Don't miss the opportunity to make this exceptional residence your home, where country charm meets modern comfort.

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.