

SOLD



37 Victoria Road, Kinglake

Integrity



## Modern Home on Large Block Right in Town □

□ Welcome to this immaculate property nestled in the picturesque surroundings of Kinglake. Situated on a generous land size of 1440m<sup>2</sup>, this charming residence offers the perfect blend of country living and modern comfort. With its spacious layout and serene ambiance, this home presents an ideal opportunity for those seeking a tranquil retreat away from the hustle and bustle of city life.

□ Step inside this delightful home and discover a wealth of internal features designed to enhance your lifestyle. The residence offers 3 bedrooms plus study □□, 2 bathrooms □, and 2 living areas, including open plan kitchen living and dining □□, providing plenty of space for the whole family to enjoy. The master bedroom is a luxurious retreat, featuring two walk-in robes and a full en suite complete with a double vanity and a generous shower.

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

**Property Type** Residential

**Property ID** 444

**Land Area** 1,440 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

The second bedroom boasts its own walk-in robe, while the third bedroom offers the convenience of a large wall-to-wall robe. This home is equipped with a range of additional amenities to ensure your comfort and convenience. LED lighting throughout the property provides energy-efficient illumination, while the addition of a reverse cycle split system and wood heater □ with heat transfer ensures warmth during the cooler months.

□ Surrounded by lush greenery and scenic vistas, this property boasts captivating external features that epitomize the beauty of rural living. An outdoor area provides ample space for relaxation and entertainment, with an extended undercover decking area perfect for alfresco dining or enjoying the serene surroundings. The property also features a wood shed, adding to the rustic charm and practicality of the outdoor space.

□ A decent solar panel system and a solar hot water contribute to eco-friendly living, reducing energy costs while minimizing environmental impact. A spring water bore connected offers an unlimited sustainable water source further enhancing the self-sufficiency of the property.

If you're searching for a rural retreat that offers both comfort and convenience, look no further than this exquisite property in Kinglake. With its spacious layout, modern amenities, and picturesque surroundings, this home provides the perfect opportunity to embrace the tranquillity of country living. Don't miss your chance to make this idyllic retreat your own, schedule a viewing today and experience the beauty of rural living firsthand.

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