







# Expressions of Interest – Closing in 3 Weeks 1st OPEN this SAT 8-NOV 2025

Distinctive in design and practical in layout, this three-bedroom residence offers a contemporary country lifestyle on a generous allotment surrounded by tranquil greenery.

Constructed from rendered Hebel on a concrete slab and finished with a Colorbond roof, the home blends durability, energy efficiency and modern styling.

Inside, the light-filled open-plan living and dining area features floating timber floors, striking raked ceilings and seamless indoor-outdoor connection to the spacious patio, ideal for entertaining or simply relaxing in your peaceful setting.

The modern kitchen is equipped with Laminex benchtops, a Bellini dishwasher, Technika 600mm oven, electric cooktop, rangehood and a convenient single pantry, providing a functional and stylish space for everyday living.

## △ 3 ← 1 ← 1 □ 1,352 m2

Expressions of **Price** 

Interest

Property
Residential
Type

Property ID744

Land Area 1,352 m2

### **Inspection Times**

Sat 08 Nov, 11:40 AM - 12:10 PM

#### **Agent Details**

William Verhagen - 0437 371 969

#### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra

Comfort is assured year-round with split system heating and cooling in both the living area and front bedroom, supplemented by Nobo panel heaters in the two minor bedrooms. Roller shutters on all windows enhance both insulation and security.

Glen, VIC, 3775 Australia 0407 531 226



Each bedroom includes built-in robes, while the well-appointed bathroom offers a one-metre shower, bathtub and single vanity, complemented by a separate toilet. The European-style laundry adds further convenience to the home's thoughtful layout.

Additional features include a Rinnai gas hot water system, Super Treat Treatment Plant septic system, an approximately 80,000-litre Pioneer steel water tank and single-phase power. Outside, there's a 3x6 metre carport and a 3x3 metre garden shed providing extra storage and practicality.

Set back from the road, the property is framed by established gardens and a welcoming stone path that leads to the front entry, creating an inviting first impression.

Perfect for buyers seeking a stylish yet low-maintenance home, this property captures the essence of relaxed country living with modern convenience.

Expressions of Interest close in three weeks from the date of listing (26-NOV 2025).

Contact us today to arrange your inspection - homes of this calibre in Kinglake are a rare find.

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