



9 Koetong Street, Kinglake

Integrity



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Peaceful Acreage Living Wrapped in Lush Gardens

Set within the natural surrounds Kinglake is renowned for, this Harditex-clad residence offers space, comfort and a relaxed rural lifestyle across approximately 2.45 acres (9,950m²). But it is the gardens-an ever-evolving, deeply immersive landscape-that truly set this property apart.

From the moment you arrive, the grounds unfold like a private sanctuary. Meandering paths, mature plantings, bursts of seasonal colour and established shade trees create a layered, living tapestry that simply cannot be captured in photos.

Native birdlife moves effortlessly through the canopy, and every corner reveals a new perspective-quiet, secluded, and beautifully considered. This is a garden that must be experienced in person to be fully appreciated; a genuine oasis where time slows and the outside world feels a little further away.

Complementing this natural beauty are generous wraparound

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Price \$1,300,000 -
1,390,000

Property Type Residential

Property ID 772

Land Area 9,950 m²

Inspection Times

Sat 18 Apr, 11:40 AM - 12:10 PM

Agent Details

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Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra

verandahs and an expansive outdoor entertaining deck, designed to draw you outdoors year-round. Whether hosting friends, enjoying a morning coffee, or unwinding at sunset, these spaces offer a seamless connection between home and landscape.

Inside, the thoughtfully designed single-level floor plan delivers approximately 28 squares of internal living (around 32 squares including verandahs and decking).

The central open-plan kitchen, meals and living area forms the heart of the home, providing an easy flow for both everyday living and entertaining.

The kitchen is well-appointed with a walk-in pantry, Laminex benchtops, a Fisher & Paykel 600mm electric oven, Blanco five-burner gas cooktop and Bosch dishwasher, all seamlessly connected to the dining and living zones.

Accommodation is well zoned, with the master suite privately positioned and featuring a walk-in robe with sensor lighting and a beautifully appointed ensuite complete with bath, oversized shower and double vanity-offering a true retreat experience.

Additional bedrooms are generously sized with deep built-in robes, serviced by a family bathroom also featuring a bath, shower and double vanity.

A separate study or playroom with built-in storage, along with a sound-proofed theatre or second living room, adds flexibility for families, guests or those working from home.

Further highlights include a large laundry, vinyl timber-look flooring, LED lighting and 9-foot ceilings throughout.

Comfort is assured year-round with wood heating and transfer system, panel heaters, and Mitsubishi Electric reverse-cycle air conditioning, while hot water is supplied via gas instantaneous and electric systems.

Outdoors, the fully fenced land is divided into two paddocks, offering space for animals, gardening pursuits or future projects.

Water security is excellent, supported by two 30,000-litre tanks with overflow.

Completing the property is a substantial three-bay American-style barn (approx. 11 x 7m) with remote-control door, concrete base, power, mezzanine storage and 2.75m clearance-ideal for vehicles, storage or workshop use.

Offering generous proportions, a functional layout and a truly unforgettable garden setting, this is a rare opportunity to secure a home where the landscape is as captivating as the residence itself-an authentic country retreat in the heart of Kinglake.

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