

# 1 Simone Street, Kilmore, Vic 3764



## House For Sale

Tuesday, 7 May 2024

1 Simone Street, Kilmore, Vic 3764

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1090 m2

Type: House



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**\$740,000 - \$760,000**

\* 4 bedrooms with built-in robes, the master with walk-in. \* Study or 5th bedroom. \* 2 light filled living zones with evaporative cooling/ducted gas heating. \* 1,090m<sup>2</sup> (approx.) secure allotment. \* Large secure backyard with side vehicle access, Greenhouse and vegetable beds\* Peaceful living while still being minutes to Kilmore town centre.\* Potential to Subdivide or build a unit or two in the backyard - STCAEnjoy peaceful country living while still being close to the shops thanks to this modern Kilmore family home.Tucked up inside its quiet, friendly position sits this 4-bedroom plus-study (or 5th Bedroom) home sitting on a generous 1,090m<sup>2</sup> (approx.) allotment. A neat low maintenance front yard offers a double lock up garage with side yard vehicle access to the right – a convenient thoroughfare to the large backyard with great potential for a garage, pool, granny flat or room for the pets and kids to run freely. The front entry gives presents access to the master bedroom – with three-piece ensuite and walk-in robe – plus the study (or easily turn this space into a 5th bedroom).Walking through the spacious first living zone and you are greeted with a light filled and open concept living, meals and kitchen area. The kitchen offers up plenty of storage cabinetry, corner double-door pantry, wall oven and dishwasher while all overlooking the entertaining area and backyard. Evaporative cooling and ducted gas heating aids in year-round comfort.A well-equipped laundry with external access sits off this space, while your remaining three bedrooms with built-in robes are serviced by a main bathroom with bath and separate toilet. Your secure backyard offers an undercover, paved entertaining patio and overlooks the rest of the secure backyard with plenty of scope to add your own personal touches.With a population of around 11,000, Kilmore is a growing semi-rural town with a mix of old style properties, surrounded by modern and ever expanding subdivisions. With terrific schools, plenty of employment plus amenities and facilities to rival much bigger towns, Kilmore is a town that provides opportunity for those looking to escape the City madness and introduce the family to rural living, while still under an hour from Melbourne. Contact agent Chris Garlick to arrange your property inspection.