

**102 Lancaster Road, Kyabram, VIC, 3620**

**Sold House**

Thursday, 11 May 2023



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

#### **4 BR Home on over 1 acre town boundary of Kyabram**

Situated close to the town, this solid home has 2 living areas, 4 bedrooms and has a bathroom, separate toilet and a laundry with a large walk in shower. The lounge-room has a split system air-conditioner plus LP gas heater. The kitchen and dining area is quite large and there is also a point for a gas heater in the dining area. Almost new gas/electric stove and plenty of storage and bench space provide for the family meal preparation plus there is the added bonus of a large walk in pantry/storage facility in the back entry hall. The second lounge or games area has a new free standing wood heater installed and this room has a private access door not only into the garage at the side of the house but also into a storage area in the middle of the home which could be a great facility for kids games storage, or for a wine cellar facility. The bathroom has a bath plus a vanity and of course there is that second larger walk in shower in the laundry room which would be perfect for anyone needing assistance. Outside has solar panels on the roof, gutter guard and leaf collection points for clean water for the 50,000 litre water tank and this property has a 1 megalitre S & D allowance perfect for the person wanting to have a vegetable garden and of course there is a newly constructed chicken house. Perfect for the handy-person is the large 8m x 11m shed which has just had the new power connected underground and this is great safe storage for 4 wheel motorbikes and boats whilst there is also lots of space outside for larger vehicles and caravans.