

# 117 Queen Street, Kangaroo Flat, Vic 3555



## House For Sale

Tuesday, 23 April 2024

117 Queen Street, Kangaroo Flat, Vic 3555

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 858 m2

Type: House



Bill Williams

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**\$800,000 to \$820,000**

Peacefully situated in an established street, surrounded by quality residences, this quality custom built family home successfully delivers an idyllic blend of easy low maintenance living with spectacularly large light-filled living zones and luxury extra's throughout. You'll love the grand entrance with beautifully detailed ceilings and feature tiles that line the extra-wide hallway. Bedroom accommodation comprises of a master suite of grand proportions, complete with a dual entrance walk-in robe and a huge ensuite. The ensuite comes with double vanities a bathtub, shower and a separate WC. While the remaining two bedrooms are also larger than usual and come with double built-in robes. There's also a good-sized study/office which could certainly be the 4th bedroom. The second bathroom comes with a luxurious spa bath, shower and a separate WC with second sink/powder room which is perfect for when having guests over as it's accessible from the living and games rooms. In total there's 3 generously sized living spaces plus a dining area. They're thoughtfully zoned with entertaining, relaxation and family functionality in mind. The equally functional kitchen has been fitted with high-quality appliances including an electric stove, a large oven and a dishwasher. The extra-long breakfast island will give so the chef of the family so much room for meal preparation. Leading from the dining area you'll step outside to the expansive undercover alfresco entertaining area, complete with a tiled floor, ceiling fan and overlooking the stunning lush green grass and landscaping of the backyard. Extras include gas ducted heating, evaporative ducted cooling, quality blinds, full laundry with external access, double remote garage with internal access, side access, double roller-door concreted and huge 7m x 6m powered shed. Nothing has been missed in this phenomenal residence, so simply move in and enjoy!