

**12 Kalkarra Crescent, Mount Duneed, Vic 3217**

**House For Sale**

Thursday, 16 November 2023



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



Chris Henson  
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**\$1,690,000-\$1,790,000**

CALL FOR INSPECTION TIMES You'll love:

- The peace & privacy on offer at this serene 3.5-acre lifestyle property, only 9 mins by car to beautiful Surf Coast beaches & 10 mins to Geelong...it's the best of all worlds!
- Unwinding in the inviting open plan kitchen/living/dining area featuring tranquil rural outlooks & sliding doors that unite a large undercover entertainer's deck overlooking the garden.
- The charming layout consisting of 3 bedrooms with BIRs, serviced by a central bathroom with a bathtub, a 4th bedroom/2nd living with BIRs, plus a mud room & a renovated 2nd bathroom.
- Enjoying the space & stunning established gardens on offer, complete with a firepit area, an epic cubby house & zip line, a chicken coup, plus 3 paddocks perfect for motorbike riding! Plus:
- The kitchen features quality appliances, a built-in pantry & handy visibility over the kid's play area, there's also zoned ducted heating & cooling, a 2nd alfresco area off the living room, ample storage, plus delightful multipaned windows throughout the home.
- The property boasts a garage with a workshop/gym room, multiple storage sheds for ride-on mowers & other toys, a large dog run, along with a welcoming circular driveway.
- Other highlights include a rainwater tank, 7 solar panels, a new septic tank, raised garden beds for veggies/herbs, fruit & citrus trees, a watering system....the list goes on!
- Located 500m from Kalkarra Park - a hidden gem in its own right - this rare & amazing opportunity is ideal for anyone seeking a rural lifestyle with the conveniences of city living.