

**12 Kent Street, Warburton, Vic 3799**

**Professionals**

**House For Sale**

Wednesday, 17 January 2024

12 Kent Street, Warburton, Vic 3799

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 983 m2**

**Type: House**



Ashleigh Hall  
0359671800

**\$680,000 - \$720,000**

Discover here at 12 Kent Street a glorious weatherboard home set on 938 sqm (Approx.) and move in ready. Immaculately presented and set up on a hillside gifting you unparalleled mountain views. Wonder down the bitumen driveway taking in the serene sounds of local birdlife, here a single carport sits. A character split level home that has been in the family since built in the early 80's is offered for sale for the first time. Inside the home you are greeted with high ceilings and views of gardens from every window. The living room creates the perfect area for family movie nights on the couch. There is a new Coonara and an aircon on the wall for year round comfort. Leading down the stairs you will find the light and bright kitchen seamlessly connected to the dining room. The kitchen is well appointed with modern appliances being a dishwasher, induction cooktop and double wall oven. You will find yourself gazing off into the stunning rear garden whilst cooking up a storm or connecting with your guests in the dining area over the bench top. Moving down the expansive hallways you will find three generous sized bedrooms. The main bedroom is complemented by a good sized ensuite effect bathroom with a separate toilet and a split system. Two additional bedrooms contribute to the practicality of the living spaces, all with built in robes and great garden or mountain views. Split systems and a ceiling fan in the lounge room service the home throughout creating a comfortable environment year round. Venturing outside onto the large covered deck you will find an ambient spot to host summer bbq's or sit and relax with a cup of coffee in the morning. The space is great in size with a new roof and overlooks the back garden and yard plus the nearby mountains. The yard hosts a well established garden, small veggie patch and lemon tree. The yard is sloping and provides a haven for children and pets to frolic and play. Storage under the deck is convenient plus a small garden shed for all of your gardening needs. If exercise and scenic bush walks are your thing than O'Shannassy Aqueduct Trail is only a few minutes' walk and the Warburton Rail Trail is only minutes' drive away. The township of Warburton is just a short drive away and there you have the Yarra River, schools, cafes and not to mention the glamorous Warburton golf course! all at your fingertips. Make this your family home or home away from home, only approximately 1 hour from the Melbourne CBD. Don't wait for your serenity to slip away, phone one of our friendly team members to schedule an inspection. 5967 1800. \*\*Owner requests masks must be worn & hand sanitiser applied at this property. Please do not attend your appointment or Open for Inspection if you are feeling unwell. Thank you from the Team at Professionals Yarra Valley. \*\*FURTHER CONTACT By enquiring on or inspecting this property, you agree to receive further marketing information from us about other properties. To opt out of this, please contact our office on 5967 1800.