

# 12 Stables Street, Kilmore, Vic 3764



## House For Sale

Thursday, 21 December 2023

12 Stables Street, Kilmore, Vic 3764

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



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**\$990,000 - \$1,050,000**

12 Stables, Kilmore 'A Stunning Residence' This stately home on approximately 504 m<sup>2</sup> is absolutely stunning from the extra-long exposed aggregate driveway to the rear yard. A Hampton façade, and beautifully finished with exceptional rendering, lovely paved front veranda, down lights, feature lights and sensor/ alarm, double glazed windows throughout and insulation in all external and internal walls including the garage which has been finished with an epoxy finish on the floor, has a self-closing wire door and brush seals on the roller door. The 1200 mm entrance door is equipped with a smart lock, finger recognition and beckons the astute purchaser in to experience this one-of-a-kind family home. No expense has been spared in building this residence and this is apparent upon entry. The entrance hall sets the scene with detailed dado panelling and elegant wallpaper, coffered ceiling with led lights that encourage us to see more as you move into the living room with the ambience of an electric log fire, herringbone flooring, where extensive wainscoting draws the eye to the height of the ceilings and doors and to the slimline heating and cooling vents, unobtrusive, very different and distinctive as is the cavity of the sky light, very nice. The kitchen awaits, exquisite 'Hampton' drawers and cabinetry (two pack & soft closing) with ample storage, full crockery built in cabinet adjacent to built in microwave and double ovens, all Bosch appliances, including the dishwasher. The cooktop with side cabinetry has a Westinghouse range hood and 4 m led strip lighting to provide loads of light to this great workspace in addition to the horizontal windows to bring the outside in and the 4-metre island bench with cupboards on both sides, is ideal for serving up hearty meals. All kitchen benches are 80 mm stone including the butler's pantry and the under-bench sinks are granite. As if this wasn't enough, there is a second kitchen in the alfresco, with Beefeater BBQ, dedicated Westinghouse rangehood, Ceiling fan, wall mounted heater and Bosch dishwasher servicing the lovely outdoor area to the side and rear of the property. This floorplan here is amazing with the laundry an extension of the kitchen and butler's pantry, with 60 mm edge stone, and overhead cabinetry, all quality appliances and plenty of built in cupboards. This home offers four generous bedrooms, the master with study nook and guest bedroom (with glass slider to the rear yard), have walk in robe and ensuite and the second and third bedrooms with built in robes utilising the full length. Hidden behind an elegant barn door is the entry to a big theatre room with LED lit bulkhead and setting the mood there is a second electric log fire. The quality of this residence must be seen to be appreciated, superbly finished with so many extras, all listed below. Contact me for a private inspection, you will not be disappointed, if quality is important to you must view this property.

Upgrades • House size Grand total = 29.03 squares = 269.65 sqm • Single storey Hamptons inspired home • Living area = 208.75 sqm • Garage = 36.04 sqm • Porch = 13.95 sqm • Alfresco = 10.91 • Extra-large tiled porch • Colorbond roof with blanket underneath • Trusses at 600mm centres instead of 900mm • High ceilings in the whole house. Extra high ceiling in the living room area. • Upgraded designer deco doors 2340 high with gold themed hardware on all doors. • Upgraded AAK Hybrid floorboards throughout all living areas including bedrooms. • Large, double-glazed windows. • Large amounts of storage with Linen and Walk in Linen. • Extensive decking with Holman smart lighting • TV Alcove in Living and Theatre/Multi-Purpose Room • Hybrid floorboards to all living areas and bedrooms. • Outdoor kitchen with rangehood, granite sink & mixer. • Bench to ceiling tiles in outdoor kitchen main wall. • Cavity slider to master Bed to WIR • Robes with double shelves. • WIR with double rails, drawers and 2 sets of 'pigeonholes' • 3 full bathrooms with sensor operated LED mirrors • Powder room with wall panelling, tiled feature walls, Swarovski studded towel rail and toilet roll holder, LED mirror, in wall cistern, good sized vanity & triple glazed skylight • Floor to ceiling tiles in all 3 bathrooms. • Gold edge trim to all tiles. • Ensuite 4 has heat lamp and other two bathrooms have heating cooling vent. • All bathrooms have large shower area with frameless design. • Progressive showers to all bathrooms & 3 x progressive taps to basins • Two niches in 2 bathrooms, one in the shower and one over the vanity to keep vanities clutter free. • Extra-long double vanity in master ensuite with 60mm stone, soft close cabinetry • Stone top vanity in all other bathrooms with 60mm stone, soft close cabinetry • Porcelain tiles to all bathrooms, pantry and laundry • Floor waste points in all bathrooms and laundry • Upgraded premium tapware from Dell'arte Brighton • Upgraded Soft close toilets • Upgraded sinks in all bathrooms from Dell'arte Brighton • Extra pot drawers in kitchen with extra heavy-duty runners • 3 Phase power for fast charging Electric Vehicles • Daikin reverse cycle refrigerated cooling & heating • Six high resolution continuous recording AI cameras. Front 2 cameras are TIOC. • Multiple Wall and Pendant lights with smart bulbs and remotes • Remote controlled Ceiling Fans in all rooms, living and Alfresco. • Extra TV and Internet points • Outdoor wall lights x 7 • Sensor operated led down lights in the front porch and garage eaves. • 3 x Sensor operated floodlights • Ample lighting around the house with smart lights. • Ample Weatherproof GPO's outside. • Bosch alarm sensors • Video smart intercom doorbell at front

door • Smart Garden lighting by Holman