

14 Argyle Lane, Kyneton, Vic 3444



## House For Sale

Tuesday, 16 January 2024

14 Argyle Lane, Kyneton, Vic 3444

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 7284 m2

Type: House



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**\$1,545,000 - \$1,645,000**

It is very rare that a home comes onto the market with the ease of 1.8 acres, the joy of views over the countryside and just 650 metres to the iconic precinct of Piper Street. Tucked off the main road with an amazing lightness of being and just 25 years young, this beautifully designed and well-planned home has high ceilings, perfect room sizes and town services. It is the perfect synthesis of country living with the convenience of town. You are welcomed inside the home by the seasonal wisteria to a modern floorplan via an entryway leading you into the light filled open plan family meals area. A fully equipped kitchen with ample bench space and storage with a walk-in pantry. A second living space, an 'L' shaped dining and lounge area, is great for entertaining or a quiet place to sit. Conveniently to one side are three bedrooms, all with built in robes and main with ensuite. The home also includes a study or alternatively a fourth bedroom. The bedrooms share a family bathroom with large corner bath and separate toilet, a family laundry with access to the outside. The home boasts comfortable living with secure parking and an attached double garage, gas ducted heating throughout, a split system and the added bonus of ceiling fans in all 3 bedrooms as well as the main living room not to mention 10 solar panels to complete the package. Outside the features continue with a large machinery shed 54 sqm, multiple large raised vegetable beds and lush lawns. The large glass doors from the family meals area welcome you onto the sun filled paved patio, a perfect place to relax, enjoy the fruits (and vegetables) of your labour and watch the sunset over the peaceful countryside. Immaculately maintained and beautifully positioned, this residence is the epitome of easy, comfortable, country living. A wonderful choice for a rural lifestyle, a short drive or walk to Kyneton and easy access to Melbourne or Bendigo via the Calder freeway.