

**16 Gladesville Drive, Kilsyth, Vic 3137**



**House For Sale**

Saturday, 11 May 2024

16 Gladesville Drive, Kilsyth, Vic 3137

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 861 m2**

**Type: House**



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Nathan Hick  
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## **\$800,000-\$850,000**

Perfect for family life, this delightful light-filled abode promotes comfort for today with scope to renovate, extend or redevelop upon its magnificent 861sqm approx. allotment (STCA). Neatly appointed and filled with glorious natural light, the home's functional floorplan commences with a welcoming entry foyer and private lounge room that can be completely closed off for sound reduction when children are asleep. Ready to service homemakers, the kitchen and meals zone boasts a ceiling fan, Westinghouse appliances (including a dishwasher) plus a breakfast bench, with sliding doors leading out onto an enticing alfresco where café blinds add a level of protection during inclement weather. From here, a ramp offers easy access to the commodious backyard where you'll find a large shed and adjoining 2-car garage. Three bedrooms accommodate the family; with all three boasting a ceiling fan and built-in robes, accompanied by a modern bathroom with floor-to-ceiling tiles, separate toilet and laundry, while year-round climate control is provided by the inclusion of gas heating and split system air conditioning. Positioned to take advantage of the area's excellent amenities, including walking distance to Gladesville Primary, Kilsyth Primary, St Richard's Primary School, Kilsyth Sports Centre, reserves, parkland and buses, close to Yarra Hills Secondary College, Churinga Shopping Centre, Canterbury Gardens Shopping Centre and major arterials.