

**17 Bowen Street, Kyneton, Vic 3444**

BROADHURST

**Sold House**

Wednesday, 20 September 2023

17 Bowen Street, Kyneton, Vic 3444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 788 m2**

**Type: House**



Robert Broadhurst



Sue Wilson  
0418387295

**\$1,240,000**

This striking family entertainer offers ultimate style, comfort and character in Kyneton's blue-ribbon precinct. A deluxe, modern refurbishment and extension deliver a home bursting with light, space and supreme functionality. Walk to everything from this pivotal location; the shops, schools, Piper Street and one of the town's very best cafes, Monsieur Pierre, at the end of the street. The current vendor is a talented architect and as such no detail has been overlooked nor expense spared. New timber and steel front fencing, professionally landscaped gardens and aggregate concrete surfaces are an impressive introduction. The vintage matt black front door introduces a wide hallway with integrated cupboards to discreetly store bags, jackets and hats. There is a private lounge to the left and then the home opens up to the contemporary and beautifully stylised kitchen and dining area. This large airy space features huge windows, warm recycled Messmate hardwood flooring and flows outside to the private rear yard. The stunning kitchen boasts soft close cabinetry, an induction cooktop, Bosch oven, stone bench tops and an impressive bank of floor to ceiling cupboards with waist height benchtops for easy use of appliances. A side hallway introduces the first 3 robed bedrooms with leafy garden views. These are serviced by the beautifully appointed central family bathroom with a deep soaker bath, stepless shower and separate powder room. The master suite sits privately at the rear of the home. This generous retreat style room features an ensuite with a Scandi style floating vanity and stepless shower and enjoys private access to the rear decked space. A study nook with a built-in desk and cabinetry and laundry with rear access completes this highly desirable floorplan. A separate, rear studio is a fabulous addition, offering a private working from home space, additional bedroom or guest accommodation. The all electric home boasts ducted heating and cooling and double glazing throughout, ensuring comfort all year round and is supported by the 5.04k solar system. The fully landscaped 788sqm allotment is low maintenance with nothing to do but enjoy the ambiance and privacy the settled gardens provide, complete with fruit trees to harvest from and feature gabion seating for summer drinks with friends. Additional features include; a double garage with concrete floor and power, German engineered uPVC window and door frames within the home (the windows with a tilt and turn function), plush charcoal carpets in the bedrooms and lounge room and quality blinds throughout. This property, in its premier location, needs to be seen to be believed for its quality and style and may very well be the forever home you have been searching for. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.