

# 1A Piccadilly Court, Kilsyth, Vic 3137

## House For Sale

Wednesday, 17 April 2024

1A Piccadilly Court, Kilsyth, Vic 3137

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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**\$1,050,000 - \$1,150,000**

Crafted with meticulous attention to detail and containing a wealth of contemporary amenities, this turnkey-ready residence delivers luxurious, low maintenance living. Presenting the perfect fusion of style and functionality, the home's single-level floorplan is highlighted by 2.7m high ceilings with square set cornice, LED downlights and engineered oak flooring. Two living zones feature within, including a relaxing lounge room and an open plan family meals area with a gas log heater. The kitchen is a culinary haven, boasting two ovens, a 900mm gas stove, integrated appliances including a dishwasher and microwave, and 60mm stone benchtops. This sleek design is accentuated by full-height overhead cupboards, a black undermount sink and soft-touch drawers, all illuminated by two pendant lights. Stepping outside from here, a north-facing backyard with landscaped gardens beckons, featuring an under roofline alfresco deck with a ceiling fan and lighting. For sleep or completing work, there are three carpeted bedrooms with built-in wardrobes and ceiling fans, along with an open study. The main bedroom flaunts beside pendant lighting, a walk-in wardrobe and a floor-to-ceiling tiled ensuite with double basins and arch mirrors, a frameless shower, toilet and stone-top vanity. The other rooms share a similarly styled bathroom with a black-framed shower and an indulgent bathtub. With a fully fitted-out laundry and a remote double garage that contains internal house entry and access to a roof space, this residence offers both comfort and practicality in every sense.

**At A Glance:** - 3 bed | 1 study | 2 bath | 2 car - Open plan living and dining area - Separate lounge room - Super-sleek kitchen - Under roofline alfresco area - Double glazed windows with winders and flyscreens - Ducted heating and cooling with 5 zones - CCTV - Water tank - Remote double garage with internal access

**You'll Love:** The home's convenient position, which is within walking distance to bus stops, Collins Place shops, childcare and medical centres, Elizabeth Bridge Reserve and Playground, trails, Japara House, Hansen Park and Preschool, Kilsyth Primary School and Churinga Shopping Centre. Only a short drive to Kilsyth Basketball and Sports Centre plus the vibrant shopping, dining and transport hubs of nearby Mooroolbark and Croydon.

We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.