

# 2 Ariel Court, Kilmore, Vic 3764

## House For Sale

Wednesday, 22 May 2024



2 Ariel Court, Kilmore, Vic 3764

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 9**

**Area: 836 m2**

**Type: House**



Gail Kendrick  
0417012041

**\$675,000 - \$695,000**

We are excited to present this lovely family home to the market. Sitting pretty on a large block of approximately 843 m<sup>2</sup>, this steel frame home has high ceilings, thermal improved windows and glass sliders plus it is well insulated in both ceiling and walls. Solar panels with a 6-kw inverter saves heaps in power bills and it boasts in excess of a 6.1-star energy rating. Heating and cooling is taken care of via natural gas heating, split system, wood heater and evaporative cooling. With rear yard access and a fantastic Telford shed (6.1 m x 9 m x 2.7 m, 15-amp power point and sink), this property has loads to offer. Comprising three double bedrooms, two bathrooms, a big rumpus/theatre room, generous lounge with meals area adjacent to the very well-appointed kitchen with stone benches, walk in pantry, dishwasher, and five-burner cooktop. But wait, slide the big stack doors back to enjoy extended living into the enclosed alfresco with bi-folds that lead to pretty established gardens which are serviced by an automated watering system. In addition there are two water tanks holding just over 11,000 litres of water and secure fencing to accommodate your furry friends. Come and inspect, you'll love it. Call me for additional information on 0417 012 041 or email me at [gailk@hessrealestate.com.au](mailto:gailk@hessrealestate.com.au)

Big block of approx. 843 m<sup>2</sup>  
Big Telford shed  
Stunning three-bedroom home  
Rumpus/theatre room  
Enclosed alfresco  
Established gardens