

3 Allison Street, Kennington, Vic 3550



House For Sale

Friday, 16 February 2024

3 Allison Street, Kennington, Vic 3550

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Patrick Skahill

0354431744

Auction Wednesday 13 March 12:30pm On Site

Auction Wednesday 13 March, 12:30pm On Site Indicative Sale Price \$740,000 - \$770,000A testament to classic design and timeless elegance, 3 Allison Street is sure to strike you as something special. The spacious and beautifully presented home has been meticulously renovated, with comfortable living assured. The scale of the four bedroom home eludes you upon approach. You will take in the manicured gardens, shady front verandah, then be met by the polished brass threshold which spans the double door entry. Modern design elements throughout create a luxurious finish, with the appealing neutral colour scheme combining warm timbers, crisp whites, and marble textures. Incorporating two large, separate living areas including a formal living room at the front of the home and a family room adorned with a gorgeous open fireplace. Solid timber cabinets with stone benchtops line the walls of the kitchen. Equipped with all brand new appliances, the functional space adjoins the huge laundry which also has the potential to effortlessly function as a butler's pantry. Overlooking the front garden, the master suite is drenched in natural light as the morning sun streams through the floor to ceiling windows. Tastefully appointed, the striking ensuite delivers a private space to get ready, and storage is provided by a built in robe. The family bathroom has been redesigned, integrating a semi-freestanding tub, timber vanity and a luxurious insitu shower with rainfall showerhead and storage niche. A study and a second bedroom with built in robes are situated nearby. Entirely liveable at ground level, there are two further bedrooms with built in robes and a large walk in linen press at the top of the staircase. The home is equipped with split system heating and cooling units, plus gas heating. Outdoors, the 770sqm allotment is fully landscaped with shaded private outdoor living, verdant green lawns and a fantastic cubby house sure to win the approval of your children or grandchildren. The long driveway culminates in a garage with automatic roller door and adequate space for a workshop or to tandem park your car and trailer. A highly prized and incredibly convenient location, only 350m from Aldi and the Strath Hill Shopping Complex, with Woolworths, IGA, and a wide array of specialty stores right on their doorstep. Multiple gyms and Kennington Reservoir are within 500m, with St Therese's and Kennington Primary School both easily in walking distance. Numerous public transport options are available to convey older students to the CBD, high school or university, though La Trobe University and Bendigo South East College are both able to be reached on foot. This outstanding property offers modern sophistication in a prosperous location, where each neighbouring home reflects pride of ownership. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>