

# 3 Kilmore-Lancefield Road, Kilmore, Vic 3764

## Sold House

Tuesday, 19 March 2024



3 Kilmore-Lancefield Road, Kilmore, Vic 3764

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 800 m2

Type: House



Gail Kendrick  
0417012041

## Contact agent

4 Bedrooms, 2 Bathrooms, 5 Cars and Room for Horse-float/Caravan This property is amazing, nothing to do, just move in and enjoy. Sitting pretty in one of the best locations, on a very generous size block of approximately 800 m<sup>2</sup> on title with an additional 200 m<sup>2</sup> approximately to enjoy, in the heart of the oldest inland town in Victoria, known as Kilmore. A modern 'Farmhouse' with picture windows (all with fly screens), lovely street appeal, very eco-friendly with a six-star rating, well insulated and boasting a twenty-metre North-facing front verandah, and two verandahs across the rear of the home. Delightful established gardens include a lovely mix of native plants and stunning roses and rose arbour, lots of vibrant colour on your way to the very practical 12 m x 6 m secure garage / carport that is concreted. So easy, with a large turning circle, you can drive in and drive out, whether it be your boat, caravan, large trailer or even a horse float. But wait you say, what about the residence? • 2.7 ceilings / Four Bedrooms all with quality Australian Wool Carpet • Polished Baltic Pine floorboards / Matching curtains and blinds • Very well-appointed kitchen with great cabinetry / Solid timber bench tops • Dishwasher / Pantry / Solid wood heater / Wood boxes • Living Area has two ceiling fans & split system • Master Bedroom has ceiling fan & split system • Walk in robes in three of the four bedrooms • Massive laundry / loads of storage / wet room / 2nd toilet • Fibre to the Premises: up to 1GB per second - FTTP • 'Heat Pump' hot water service • External Access to Fourth Bedroom/Home Office • Repainted throughout This beautiful property is an easy walk to Assumption College, both State and Catholic Primary schools, cafes, library, park, Leisure Centre and Pool, Bowls, bus stop to Kilmore East Railway Station, and a short drive to the main shopping precinct. You need to inspect this lovely property. Call me now on 0417 012 041 to book an inspection or email me at gailk@hessrealestate.com.au Large block Exceptional views to town Watch the world go by with a beverage on the verandah Four bedrooms Well-appointed country kitchen Original Baltic Pine floorboards Fibre to the Premises: up to 1GB per second - FTTP Established garden 12 m x 6 m secure garage with carport