

**3 Sawers Avenue, Kyabram, Vic 3620**

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**House For Sale**

Thursday, 16 November 2023

3 Sawers Avenue, Kyabram, Vic 3620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1113 m2**

**Type: House**



Brendon Cornwall  
0408859036



Michelle Watson

**\$465,000**

We are pleased to present this immaculately presented family home set on a 1,113m<sup>2</sup> block on Sawers Avenue. This comfortable three bedroom, one bathroom house offers a relaxed lifestyle and is the perfect place to call home. Step inside and you'll find a spacious living room with a split system, Vulcan gas log fire, creating a comfortable environment all year round. The separate dining room is perfect for entertaining guests or enjoying family meals, the kitchen features quality appliances and an abundance of storage. All three bedrooms are generous in size, with robes and ceiling fans, plus a study or smaller fourth bedroom. Outside there is a deck where you can relax and enjoy the outdoors; and the fully fenced backyard offers privacy and security, perfect for kids and pets to play. There is a secure garage which provides space for one vehicle plus a workshop area, and the ultimate man cave complete with bar.