

# 3238 Healesville Kinglake Road, Kinglake, Vic 3763



## House For Sale

Tuesday, 20 February 2024

3238 Healesville Kinglake Road, Kinglake, Vic 3763

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1271 m2

Type: House



Amy March

0456585201

**\$730,000 - \$765,000**

CONTACT AGENT to book a private inspection on this property. Amy March 0456 585 201 The best parts; - Walking distance to the local shops- Great access so spacious rear yard to park multiple vehicles and trailers- Double Garage with internal access - Separated fenced and gated yard to keep the animals secure and shed for the toys- keeping the bills low with additional Solar, bore, water tanks, split system and Kanara.- Established low maintenance garden- Study nook for those working from home- For the cook we have freestanding 6 burner oven & plenty of storage and bench space - Fantastic single level open floorplan to suit the family or downsizer Primed and positioned for maximum lifestyle enjoyment, this three bedroom family home offers a sound opportunity for those looking for a generous 1/3 acre allotment strolling distance from the centre of Kinglake. From its gently elevated service road position, a contemporary façade welcomes you into a flexible, single-level layout complemented by neutral tones and generous open plan living and outdoor entertaining. A gourmet kitchen hosts abundant storage space with stainless steel appliances, including a family-sized upright stove and generous breakfast bar. The home offers zoned accommodations including a generous master with walk-in robe and ensuite, central family-sized bathroom, study nook and a seamless connection with the alfresco entertaining and established gardens offering a preferred northerly orientation. Overflowing with features to ensure modern-day convenience and efficiency, including solar panels, bore, water tanks, reverse cycle heating/cooling, well equipped family laundry, double garage with internal entry and side access offering plenty of secure storage for work vehicles, caravan or boat. Plenty of space for the kids to play with endless opportunities afforded on a 1,271m<sup>2</sup> (approx) parcel of land. Located within an easy commute of metropolitan Melbourne and offering a close-knit village vibe with strolling distance to local cafés, shops and amenities, the property is central to Kinglake National Park, Wambelano Falls and the world-famous Yarra Valley wine and food region. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.