

33 Brose Road, Kyabram, Vic 3620



House For Sale

Friday, 19 April 2024

33 Brose Road, Kyabram, Vic 3620

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 5876 m2

Type: House



Steve Grima
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Justin Barnett
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\$699,000 to \$749,000

Introducing a charming 3 bedroom plus study (potential 4th Bedroom), brick veneer home, idyllically positioned on a generous 5876m² allotment, offering that country charm. As you step through the front door you're greeted by the spacious L-shaped lounge, perfectly suited for both relaxed evenings and lively entertainment. This flows into the open plan kitchen and dining area, offering the perfect space for family dinners to be shared. Comfort is key in the three spacious bedrooms, where restful nights are a given, especially in the two featuring walk-in robes and ensuites, providing a touch of luxury and convenience. The additional room, ideal as a study or fourth bedroom, offers flexibility to adapt to your lifestyle's demands. Seasonal comfort is assured with a cozy wood heater for the cooler months, a split-system reverse cycle air conditioner for warmer days, and ceiling fans for a gentle breeze when you desire it. Embrace sustainability with the impressive 9KW solar power system, 1 Meg HRWS, and a large 23639Ltr rainwater tank, ensuring that your environmental footprint is as minimal as possible. Practicality is offered via the double auto garage, which leads to a lovely wrap-around Verandah – the perfect spot for soaking up the serene surroundings. The substantial 13.5m x 7m shed with concrete floor and power is ready for your workshop dreams or storage needs. For those with an eye to the future, this property comes with plans and costings for a potential subdivision (STCA), presenting an exciting opportunity for growth. At 33 Brose Road, you'll find more than a house; you'll find a home ready to fill with new memories and moments. To explore this delightful property and all it has to offer, please contact us to schedule a viewing today.