

**34 Patterson Drive, Kyneton, Vic 3444**



**Sold House**

Tuesday, 21 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Nathaniel Briggs  
0354222127



Tamara Mactier  
0429136635

## Contact agent

Hidden behind the façade, is a thoughtfully designed home which offers the perfect living family landscape. The entrance is wide and lofty and ushers you through to the lower level, and with views of the rear garden gives a feel of arrival. Multiple living areas perfectly suited to family living give an air of openness but with-in easy reach, ideal for the family with young children but also enough separation for a growing family, one that needs a quiet space for everyone. The main large open plan living room has a smart chef's kitchen which, with all the bench space and storage you dream of, is the heart of this home and is centred so that the chef can always be part of the family. A home office, cleverly tucked on the upper level, also overlooks this living area. The other two living areas are a separate, private theatre room, including all the equipment, and a rumpus room at the core of the family bedrooms. Overall, this home has been cleverly designed and stylishly appointed with a level of finish higher than usual; it's a lot of family living with just the right amount of luxury and sophistication making it pleasing to all in the family. Entertain family and friends easily within and spill out onto the lovely rear entertaining alfresco for after dinner drinks. The main suite is a real treat, it is sumptuously appointed and offers an over-sized bedroom space complete with two large walk-in robes and finished beautifully with a smart modern en-suite offering a little bit of glamour with a relaxing free-standing bath, separate shower, and dual basins in smart and neutral toned cabinetry reminiscent of a hotel en-suite. This property is a real statement, and the finish and design is a credit to the current owners, well worthy of an inspection, it should be on your "must inspect" list. It is a gem located so close to all the attractions Kyneton and surrounds offer and the perfect stylish family sanctuary. • 5 kw solar • Timber engineered flooring • Theatre room equipment • 900l French door fridge freezer • Gas log fire • 5,000l water tank