

# 37 Killarney Lane, Warragul, Vic 3820



## House For Sale

Wednesday, 8 November 2023

37 Killarney Lane, Warragul, Vic 3820

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 4833 m2

Type: House



Ben Codling

**\$1,150,000 - \$1,180,000**

Nestled amidst the serene beauty of 37 Killarney Lanes lush landscapes, this majestic 5-bedroom, two-bathroom classic Harkaway home offers a rare blend of elegance and comfort, harmoniously integrated with its stunning surroundings. With an awe-inspiring elevation that affords breathtaking area views, the property boasts grandeur and craftsmanship that harkens back to a bygone era. Each room is graced with soaring 3-metre-high ceilings, creating a sense of openness and grandiosity that is both rare and sought after. The home features not one, but two expansive living areas, each designed to cater to moments of both lively entertainment and tranquil relaxation. Rich in character and brimming with potential, this is a home that promises a lifestyle of peaceful luxury, wrapped in the charm and timeless allure of its classic Harkaway design.\* 4833m<sup>2</sup> Block. \* Stunning Harkaway Home - 370m<sup>2</sup>(39.8 squares) under roofline.\* Hardwood floors & carpets in bedrooms.\* Primary bedroom with ensuite & large walk-in robe.\* Remaining bedrooms with built in robes & fans. \* Kitchen features - granite benchtops, Falcon Professional+ oven with gas hotplates.\* Ducted heating & ducted evaporative cooling, split system heating/cooling & combustion wood heater.\* Full wraparound deck.\* Fronius solar inverter, solar panels & Tesla battery storage.\* Two bay 10m x 7m Shed with concrete floor.\* Establish landscaped gardens.\* Orchard of different fruit trees and large water tank.\* Stunning area views.\* Easy access to highway, schools, transport & all of Warragul's amenities.\*\*Like Superman we always do everything in our power to provide you with up to date & accurate info on all our properties - however we highly recommend that you do your own due diligence by contacting all relevant shires & government departments, plus speak with your own advisors. Due Diligence Checklist put out by the government can be found here - <https://www.consumer.vic.gov.au/duediligencechecklist>(Baw Baw RE, eXp Australia, Ben Codling & all associated identities accept no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website.)