

**37 Kirby Avenue, Canadian, Vic 3350**



**Sold House**

Wednesday, 14 February 2024

37 Kirby Avenue, Canadian, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 781 m2**

**Type: House**



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**\$680,000**

Welcome to a brand new, exquisitely crafted home by Hearty Homes, where every detail has been thoughtfully designed to create a space that seamlessly blends warmth and modern beauty. As you step through the wide front door, you'll instantly feel the inviting atmosphere of this masterfully constructed residence. • The master bedroom, strategically located at the front of the home, welcomes you with a soothing ambiance. Equipped with a ceiling fan for comfort, a spacious walk-in robe and a luxurious ensuite boasting an oversized shower, double vanity and a separate toilet. • The remaining three bedrooms are adorned with built-in robes, providing ample storage. They are serviced by the family bathroom featuring a shower, bath, vanity and a separate toilet. • The heart of the home is a light-filled open-plan kitchen, meals and living area. Perfectly designed for modern living, this space is sure to be the hub of family activities. • A feature barn door separates a second living area, offering versatility as a kids' retreat, sitting area, or a dedicated study space – allowing for both privacy and connection. • The kitchen is a chef's delight, boasting stone benchtops with waterfall ends, a 900mm freestanding cooker, dishwasher, double sink and a walk-in pantry. • Enjoy the perfect climate with gas central heating throughout and a split system. • The practicality of living is enhanced with double linen storage, ensuring a clutter-free home. • Benefit from the energy efficiency of double-glazed windows, keeping your home comfortable while minimizing energy costs. • Revel in the outdoors with a remote double lock-up garage providing direct access, an enclosed undercover alfresco area for entertaining and a corner block with grassed areas – an ideal space for both kids and pets. Low-maintenance gardens equipped with an irrigation system complete the picture. • Set among other quality homes in a family-friendly estate, this residence is conveniently located close to a number of schools and just 10 minutes from Ballarat CBD.