

**40 Kalimna Street, Hamlyn Heights, Vic 3215**



**House For Sale**

Friday, 17 November 2023

40 Kalimna Street, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



**Matt Plunkett**  
0418386796



**Kieran Cashin**  
0418690053

**\$695,000 - \$725,000**

Designed with style, quality and functionality in mind, this stunning 5 year old home represents an exceptional lifestyle or investment opportunity in the heart of sought after Hamlyn Heights. Set on its own title, requiring virtually no maintenance, this home is conveniently located a short stroll from all the shopping, cafes and amenities of the Vines Road strip, with easy access to public transport, parks, reserves, schools, the Ring Road, and only 10 minutes (approx.) from the city, offering easy and enjoyable living with fantastic accessibility. The sleek contemporary façade is set behind low maintenance gardens. Stepping inside, modern flooring and light interiors showcase the tasteful theme within. Off the entry, the master bedroom includes walk-in robes and ensuite luxuriously finished in floor to ceiling tiles, featuring a modern vanity with stone benchtop and quality fittings. Two further bedrooms include built-in robes and are serviced by a stunning central bathroom continuing in high-end finishes and featuring a beautiful freestanding bath. The open plan living at the rear enjoys excellent natural light and features an elegant kitchen with waterfall stone benchtops, quality stainless steel appliances including 900mm Westinghouse oven, gas cooktop, dishwasher, generous storage provisions, and modern pendant lighting. Glass sliders connect the living area with a north-facing courtyard, which provides a private space to relax, enjoy the sun or entertain. Additional home features include central ducted heating, split system heating and cooling, spacious laundry with stone benchtop and plenty of storage, oversized single garage with direct access to the courtyard for excellent security and convenience, and driveway space for additional off street parking. An exceptional opportunity to secure an established modern home that requires no additional effort, simply move in and enjoy your vibrant surrounds. Be quick to inspect! Currently leased on a month to month basis with the existing renter willing to stay on.