

**40 Rogers Street, Kyabram, Vic 3620**

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**House For Sale**

Thursday, 25 January 2024

40 Rogers Street, Kyabram, Vic 3620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1628 m2**

**Type: House**



Michelle Watson



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**\$565,000 - \$595,000**

Nestled behind the hedge and sitting on a 1628 M2 allotment, this 3 bedroom, 2 bathroom BV home with beautiful established gardens offers a tranquil lifestyle. Both the lounge and formal dining area are spacious and light filled creating a welcoming atmosphere, ideal for both family living or entertaining. The heart of the home is the kitchen overlooking the garden, offering gas cooktop with an electric oven, dishwasher, ample storage, generous bench space and a breakfast bar. There is an adjacent dining space or second living area overlooking the rear deck. The three generously sized bedrooms provide comfort and privacy, with the master suite offering an ensuite and walk-in robe. The remaining two bedrooms have ceiling fans and share the family bathroom. Other notable internal features are the large laundry with good storage, gas wall furnace and ducted cooling. Step outside, and you'll find a wonderful alfresco deck, perfect for enjoying your morning cuppa or BBQ with family and friends. There are well maintained gardens, a water tank and a garden shed. There's also double gate access with enough room to park a caravan, trailer or extra vehicles. The double garage provides secure parking for two cars. Contact Michelle or Brendon to arrange a private inspection!