

44 The Avenue, Kyabram, Vic 3620



Sold House

Saturday, 16 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 9384 m2

Type: House



Justin Barnett
0409521266



Steve Grima
0358532727

\$575,000

This beautiful country style home is situated just on the outskirts of Kyabram down a quiet lane providing lots of privacy yet being conveniently located close to the town. This spacious 4-bedroom brick home is complemented with a study, 2 bathrooms and 2 spacious living areas providing plenty of space for the whole family to enjoy. The master bedroom offers a walk-in-robe and updated ensuite providing the perfect space to wind down after a long day. The remaining bedrooms are generously sized and host built-in-robos for added convenience. The modern design kitchen/dining area, equipped with quality amenities such as an induction cooktop, under bench oven, fridge and dishwasher is the true heart of the home. It offers direct access to both living areas and is the perfect separation point between the home's entertainment hub/rumpus room and the relaxing lounge that is ideal for spending precious quiet time with or without the family. Comfort is provided to the home via 2 x Wood heaters for those cold winter nights and 2 x Air Conditioners and ceiling fans for those hot Summer days! Outside is highlighted by a carport, fully enclosed pergola and a powered 9.2m x 6.5m shed with concrete flooring and lean-to. The shed provides plenty of room for storing tools, vehicles and could be utilized as a workshop or for creating that "man cave" you've always wanted! Additional conveniences include 2 Megs of HRWS & 3 large water tanks with 2 new pumps, plus an energy saving 15-panel solar system ensuring the property is well equipped for semi-rural living. With its 9384m² block the opportunities with this property are endless, offering plenty of room for children & pets to run and play, for stock to roam, or is the ideal haven for the keen gardener or lover of the outdoors. This property is sure to impress, so why not organise an inspection today.