

# 48 Allen Street, Kilmore, Vic 3764

## House For Sale

Monday, 15 April 2024

48 Allen Street, Kilmore, Vic 3764

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3100 m2**

**Type: House**



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**\$1,100,000 - \$1,150,000**

THE GOOD BITS 3,100m<sup>2</sup> block (approx.) | Superb rural outlook and Ranges views | Three bedrooms | Walk-in robe to main bedroom | Built in robes to remaining bedrooms | Two fully tiled bathrooms | Versatile studio/home office | Stone kitchen | Quality stainless steel appliances | Spacious open-plan living-meals | Gas log fire | Built in storage solutions | Open study | Split system unit | Ceiling fans throughout including Big Ass fan to the living area | Decked alfresco area | Stone finished laundry storage options and Robinhood ironing system | Mud room | Solar panels | 22m x 8m shed/workshop with three doors | Two vast mezzanine areas | Carport | CCTV to hard drive | Vegetable gardens | Mini orchard | Town water supplemented by tanks | Watering system | Hot house | 1.6 km to Kilmore primary | 1.1 km to Assumption College | 2.6 km to supermarkets, shopping and café options | 7min to Kilmore East Station

**WHAT YOU'LL LOVE** Showcasing wonderful charm, style and sophistication on an easy to live with allotment, which manages to pack so much in... the house, the enormous 22m x 8m shed/workshop, and studio, veggie garden, mini orchard and a blend of mow and no-mow turf, this is the perfect setting to launch your tree change dream! Nestled on the edge of this picturesque township, surrounded by the serenity of rural properties and with relaxing ranges views, you can escape to its tranquil embrace and yet be in the centre of Kilmore for schools, shopping and the station in minutes. Outside, there is plenty of space to entertain or relax, with a delightful alfresco deck that provides ample opportunity to fully appreciate the sheer tranquility on offer. Keeping the crisper and the fruit bowl full of your homegrown fruit and vegetables with minimal effort. Fully fenced, your four-legged friends will love the open spaces as much as you do. (Maybe it's time to get that puppy you've been promising the kids). The stunning ranges view from the sink will make washing the dishes less of a chore (of course there's a dishwasher too). A studio and full bathroom in the shed/workshop provide spaces to work from home without disrupting life in your home. The expansive dimensions of the shed/workshop deliver options for collectors, tinkerers or home-based tradies to expand their business while avoiding factory rental. Come home from a day on the site. Have a shower in the fully tiled bathroom, head upstairs to the studio to do your quotes and send the invoices, then cross the yard to home... and forget about work.