

5 Farringdon Road, Kalorama, Vic 3766



House For Sale

Monday, 20 May 2024

5 Farringdon Road, Kalorama, Vic 3766

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2156 m2

Type: House



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\$900,000 - \$990,000

This double-storey family dwelling set on a divine half-acre allotment 2,156 sqm (approx.) with spectacular outlooks offers a comfortable and versatile lifestyle. With bright and inviting bedrooms with built-in robes on both levels plus an abundance of storage with a double under-house carport, single garage, and sizeable storeroom, this flexible residence is the ideal adornment on this exquisite block. On the upper level, the open plan timber kitchen is framed by a conservatory-style dining area overlooking the balcony & view. The lovely lounge with warm wood fire and balcony offers an exceptional vantage point from which to admire the lush leafy surrounds. The sealed drive leads you through the tiered garden terraces filled with a mix of natives and established deciduous trees. The back garden is quite flat with lots of room for kids and pets to play. The property is quiet, fully fenced, sunny and private. What more could you want. The location is perfect. 5 minutes from Montrose, a short stroll to the amazing Kalorama Park with oval, playground, tennis courts, and off leash dog play area. North-East facing means you get plenty of sunshine too! With further features including a ground floor guest powder room, upper-level bathroom with soaking tub and WC, gas ducted heating, reverse cycle split systems for comfort, and laundry facilities on both levels for convenience, this home is certain to suit any style of living. This property will impress, so plan your viewing today.

- Idyllic 2,156sqm (approx.) allotment with sealed drive
- Beautifully mature gardens with terraced lawn areas
- Double carport, single garage, large storeroom and x2 woodsheds
- Lovely timber kitchen with breakfast bar, abundant storage, and dishwasher
- Lounge with balcony and wood fire plus dining area with paved patio access
- Generous bedrooms with built-in robes on both levels
- Upper level bathroom with soaking tub and lower level guest powder room
- Central Gas ducted heating for seasonal comfort, wood fire and x2 split system reverse cycle heating and cooling, in both upstairs bedrooms
- Walking distance to Kalorama Park which includes a Children's playground and off leash dog area which hosts regular community sports and events
- Approved council planning permit for renovation and extension (STCA)