

# 51 Rosa Court, Kyneton, Vic 3444



## Acreage For Sale

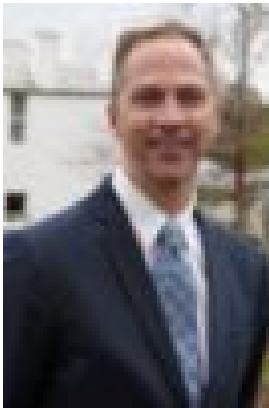
Friday, 26 April 2024

51 Rosa Court, Kyneton, Vic 3444

Bedrooms: 4      Bathrooms: 2      Parkings: 4      Area: 2 m2      Type: Acreage



Beverley Higgs  
0448271222



Travis Cole  
0428202672

**\$1,400,000**

Discover the charm of country living combined with the convenience of city proximity at this delightful 5-acre farmlet located just moments from the heart of Kyneton. Nestled perfectly for serenity, this property features a spacious 4-bedroom home designed with expansive living and entertaining areas, creating a welcoming atmosphere for family and guests alike. Overlooking the 6th hole of the Kyneton Golf Course and a stone's throw from the Pony Club and Kyneton Ridge Winery, this home offers unique opportunities for leisure right at your doorstep. The heart of the home is a grand family and meals area with a modern kitchen complete with a central island bench, 900mm stainless steel appliances, and an essential walk-in pantry. This opens onto an impressive 17m x 6m entertainers' deck, offering stunning views and an ideal spot for enjoying the region's breathtaking sunsets. The living spaces are thoughtfully augmented by a second living room/rumpus that accommodates social gatherings, warmed by a freestanding wood fire and an efficient heat transfer system. Accommodation includes a light-filled master suite with quality amenities including 'his and hers' walk-in robes and an ensuite with a double vanity and separate wc. The home is also highlighted by extensive storage solutions, featuring a massive linen closet off the well-appointed laundry, ensuring practicality and ease of living. The three additional bedrooms are thoughtfully laid out to ensure privacy and comfort, with one boasting double access doors. Designed for accessibility, the home features wide hallways and door openings, suitable for wheelchair access or multi-generational living. Outside, the property boasts three fenced paddocks, a dam, and a shelter ideal for livestock or equestrian use. A substantial 5-bay shed with 3-phase power caters perfectly to trade professionals or hobbyists, while the large capacity 50,000ltr rainwater storage and solar panels ensure sustainability and self-reliance. Located on a well-maintained bitumen road, this exceptional property is only a short drive from the vibrant community of Piper Street's cafes, galleries, and restaurants, offering a lifestyle of peaceful rural living without sacrificing convenience or comfort. Whether you're a golf enthusiast, equestrian, or someone seeking a tranquil yet connected place to call home, this Kyneton farmlet promises to be your own personal haven.