

6 Kyneton Springhill Road, Kyneton, Vic 3444



House For Sale

Friday, 3 November 2023

6 Kyneton Springhill Road, Kyneton, Vic 3444

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 4000 m2

Type: House



Tamara Mactier
0429136635



Nathaniel Briggs
0354222127

\$1,400,000 - \$1,500,000

Where the allure of country living meets the convenience of modern amenities, this property built in 2011 is a testament to meticulous attention to detail and thoughtful design. Spread over an impressive 1-acre allotment, the home is positioned proudly within an established and beautifully mature garden. Boasting generous living spaces, these areas are undoubtedly the heart of the home. The intimate sitting room basks in morning sunlight, while the main living area is drenched in afternoon sun facing north and shaded in summer by the wisteria wrapping around the western pergola. The house's orientation on the block has been carefully planned for optimal sunlight exposure and privacy. Overlooking the rear garden and well connected to the living spaces the kitchen is sleek, stylish and well-appointed. With a butler's pantry, gas cooktop, and stone benches the kitchen is perfect for family living and entertaining alike. Featuring throughout the spotted gum floating timber floors add a touch of elegance and warmth to the home. There are three spacious bedrooms, with the main set at the front with modern ensuite and WIR. The two guest bedrooms have BIRs, share the family bathroom and second living space. With seamless access from indoors, the alfresco outdoor area is perfect for entertaining. This space overlooks the garden rooms and the perfect lush lawn. The exceptional garden is divided in three distinct zones that include a mature native garden giving privacy out the front, a large, lush lawn area with many varieties of English and European plants, trees and flowers and the third, set out for home produce and green thumb. Adding a touch of distinction, there is an outdoor bath to unwind and relax. The property also includes a 6x6m shed with power, a 4x6m studio with power and running water from the tank, and a 4x10m carport for your caravan or trailer. Double glazed windows ensure energy efficiency, while a 6KW solar panel system with a 5KW inverter reduces your carbon footprint. Two 25,000 litre rainwater tanks collect run-off from the house and shed, used for garden irrigation. Surrounded by established homes, this enviable lifestyle property exists moments from the centre of town, just a three-minute drive to the railway station and 5 minutes to everything Kyneton has to offer.