

**60 Denhams Road, Koo Wee Rup, Vic 3981**



**House For Sale**

Thursday, 18 April 2024

60 Denhams Road, Koo Wee Rup, Vic 3981

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Area: 4496 m2**

**Type: House**



Dale Atkin  
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**\$1,200,000 - \$1,300,000**

Set back from the road behind a post and rail fence and established native trees, this four bedroom home on just over an acre is a private sanctuary amongst its urban neighbours. With its sandstone finish, Colorbond roof and broad verandah across the front, the home has a quintessential Australian style. The interior is light and welcoming with high ceilings, large windows and elements of exposed brick enhancing the homestead feel. Spacious and well designed for today's lifestyle, the layout features the main bedroom with an ensuite, open plan family living and dining area, formal sitting room with a bay window, country kitchen, home office and a fabulous covered deck. Also URL is a remote controlled, oversized single carport with a rear roller door. Partially refurbished, the kitchen has blackwood cabinetry, new stone bench tops, corner pantry, breakfast bar and updated appliances including a dishwasher, Westinghouse gas cooktop with integrated rangehood, wall oven and a separate grill. Stylish hybrid timber laminate flooring and brand new plush carpets are also part of the recent overhaul. Ample storage includes a walk-in robe in the main bedroom, either twin or triple robes in the secondary bedrooms and two double linen closets off the entry. Evaporative cooling, split system air conditioning and a solid fuel heater in the family room together with ceiling fans throughout ensure year round comfort. Additional improvements include a double carport and a 40ft x 20ft x 9ft (high) shed with a roller door, power, concrete flooring, bar, work benches and mezzanine storage. Water is provided by two 22,500 litre tanks. A circular driveway with a centrepiece garden bed allows safe and easy access from the road. The level rear yard is secure for pets and children, neatly maintained with sweeping lawn, two veggie beds and a variety of fruit trees. There is loads of potential for a larger shed or pool (STCA) or the avid gardener to further landscape. Convenient for all age groups, the property is an easy stroll along the nearby Boundary Drain walking track to both the primary and secondary schools, recreational reserve, main shopping hub and just down the street from the Amber Lane playground. If you're in the market for a character home where privacy and space are a priority without sacrificing convenience, this outstanding property will fit the bill.