

**61 Kensington Drive, Killawarra, Vic 3678**



**Lifestyle For Sale**

Saturday, 11 May 2024

**61 Kensington Drive, Killawarra, Vic 3678**

**Bedrooms: 4**

**Bathrooms: 2**

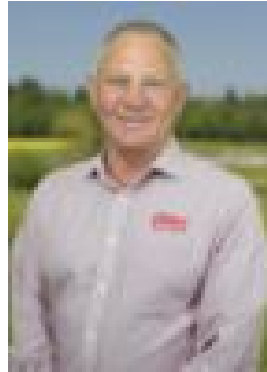
**Parkings: 4**

**Area: 1 m2**

**Type: Lifestyle**



Dave Colvin  
0407500239



Michael Everard

**\$1,000,000**

This 2001 built 4-bedroom brick home, located at 61 Kensington Drive, Wangaratta, presents a rare opportunity to purchase a rural lifestyle home close to town. The perfect blend of county living on 5 acres, only minutes to Wangaratta. With immaculate presentation and all the little things have already been done. With 35 squares under roof, this home boasts many features including a large open plan kitchen and living / dining area, separate lounge room, 4 bedrooms, plus a rumpus room or office that you could make into an extra bedroom, 2 bathrooms and 3 toilets. Additionally, a 13 X 5.5 mtr covered alfresco area ideal for entertaining. Modern appliances service the kitchen, electric HWS and year-round comfort, ensured with ducted evaporative cooling, ceiling fans, wood and gas heating. Outside, the property boasts ample shedding. Including a double lock up garage, 13 X 6 mtr extra high color bond shed to suit caravan or horse float, hay shed, woodshed and horse shelters. The block is surrounded by well-maintained established gardens, and has excellent water supplied by connected town water and 50 ft deep equipped bore. Very good fencing, divided into 3 paddocks with reticulated water, horse shelters and a 20 mtr round yard, suitable for a couple of horses or steers. The property also has dual access, 18 solar panels and a sealed road to the driveway.