

**7 George Street, Kyneton, Vic 3444**



**House For Sale**

Friday, 8 March 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 5296 m2**

**Type: House**



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**\$1,275,000 - \$1,375,000**

Presenting a spacious and luxurious north facing family home on a fantastic private allotment of 5296sqm. Privately hedged to the road, entrance is through beautiful country gates to the tree lined circular driveway which formally introduces this immaculate brick rendered residence where mature European trees and formal hedging hint at the grandeur found beyond. With living over three zones, five bedrooms and three bathrooms there are great options for a large family, a family who like to entertain or who have adult children or guests to stay. With private break away rooms to the west wing with a separate sitting/rumpus room. The welcoming entrance foyer creates a buffer for guests on arrival and provides access to the home office, lounge, dining area and east wing of the residence. An impressive large living/dining room boasts spectacular garden views and a northerly aspect, flooded with natural light and a brilliant space for family get togethers or entertaining. The hub of the home is the entertainer's kitchen with open plan dining and sitting room. The kitchen features granite benchtops, quality Miele appliances and sensational cabinetry including a double pantry space. The dining area has a clever entertainer's bar/servery with integrated dishwasher and stone benchtop. This is a brilliant and convenient space for serving drinks and food away from the busy kitchen and looks stylish for everyday aesthetics. French doors spill out to an elevated patio ideal for alfresco entertaining and get togethers, with steps leading down to the sprawling lawns where there is ample room for play. Featuring premium quality hard flooring in a parquet pattern, quality carpets, beautifully executed bathrooms and excellent fit out throughout. There is refrigerated cooling, gas central heating and a brilliant large laundry/mudroom. Lock up workshop, paved double carport, town water and bore with water tank complete this magnificent offering. This address does not compromise on proximity to Kyneton's best; renowned Piper Street and the town's excellent amenities are just over a kilometre away. In conjunction with Trusted Property, Sandi Barry-Mueller Vendor Advocate