

# 8/5692 Calder Highway, Kangaroo Flat, Vic 3555



## Sold House

Monday, 22 January 2024

8/5692 Calder Highway, Kangaroo Flat, Vic 3555

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$595,000**

Situated just off the Calder highway, Kangaroo Flat, this quality-built "Lansell Homes" property offers the perfect blend of a near-new, low-maintenance home and an exclusive community setting. Located just minutes away from essential amenities such as Lansell shopping centre, Belvoir golf course, supermarkets, Gurri Wanyarra health centre, and schools, this home caters to a diverse range of buyers, including down-sizers, first-time homeowners, young families, and professionals seeking modern, comfortable living. "Hampton Rise", an elegant townhouse community set amidst a tranquil bush environment, is where you'll find this gem, which is just under two years old and impeccably finished.

- Near new "Lansell Homes" built property, just under 2 years old- Light and bright timeless design choices throughout- Low-maintenance Garden surrounds

This home features a secure double garage with direct access to the house and double door entry to the rear yard. Inside, there is timber-look flooring that runs throughout, and carpets in all bedrooms, complemented by a variety of quality window coverings, including blinds, sheer curtains, and plantation shutters. The home's layout features a well-sized master bedroom at the front, complete with a walk-in robe and ensuite bathroom. Towards the rear, two additional bedrooms are thoughtfully designed with built-in robes and are serviced by a central three-piece bathroom and a conveniently located laundry with rear yard access. As you enter, a separate lounge space offers a quiet retreat, leading to an open plan dining room and a modern kitchen at the rear. The kitchen boasts timeless finishes and contemporary features, including a peninsula island bench, wall oven, and gas cooktop. It seamlessly connects to a covered rear decking, ideal for enjoying the northern aspect year-round. Electric track blinds with remote control provide shade during warmer months, making the rear deck the perfect spot for relaxation. The low-maintenance rear yard provides you with the opportunity to add your personal touches or move in and immediately enjoy the variety of plants and shrubs.

Additional features:- Ducted gas heating and evaporative cooling- Solar hot water system with gas backup- Mesh privacy screen security doors- Remote controlled zip track shade blinds on rear decking- Kitchen appliances; electric double wall-oven, gas cooktop and dishwasher- Dual side access to secure rear yard- Water tank- Visitor parking area- Designated area at rear for caravans or boats

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