

**84 Howards Lane, Kyabram, Vic 3620**



**Sold Lifestyle**

Saturday, 23 September 2023

84 Howards Lane, Kyabram, Vic 3620

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 8**

**Area: 4 m2**

**Type: Lifestyle**



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## Contact agent

Situated on the edge of Kyabram, in one of the towns most esteemed streets is this stunning family home which is sure to impress. Set on 10.5 acres with established gardens and matured trees, the property gives you the privacy and space yet is still only 4km into Kyabram. With a beautiful long driveway entering the home, you are greeted with the 44sq brick veneer home plus a large carport with extra clearance, perfect for those with the caravan or boat. The double garage has plenty of room for the larger cars and also includes an extra garage/space, perfect to convert into that dream man cave. Containing 3 bedrooms including a master with ensuite and walk in robe plus a large study. The stunning north facing bay windows allow for plenty of natural light to enter the home. The impressive timber kitchen is complimented with a spacious open plan family/dining area which opens up into the entertaining area. Including a second living area and a large billiards/bar area allows for these rooms to be utilised in many ways for the family. The home is comforted with ducted evaporative cooling throughout, ducted refrigerated split system and an extra split system unit. Outside you are met with beautifully maintained gardens and lawns surrounding the undercover entertainment area which overlooks the fully fenced dam. Included is a large 12m x 13m shed with 5m clearance and 3 phase power, perfect for the tradie or those needing that extra storage. To the west is 3 paddocks for livestock, 2 underground steel water tanks and side access for those with larger machinery. The home is being sold with a .26 Delivery share and 2 meg of Stock and Domestic water to help maintain the surrounds. Homes like this do not come up very often so don't miss out on the opportunity to inspect.