

9 Kathleen Court, Montmorency, Vic 3094

Agents+

Sold House

Friday, 3 November 2023

9 Kathleen Court, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 518 m2

Type: House



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\$1,170,000

Welcome to your new dream home in beautiful Montmorency, Step inside this tastefully decorated and renovated interior and you quickly start to appreciate the sheer size and feeling of space within this quality home. Sitting on a 518 m² landscaped block of land (Approx) this quality single level 3 bedroom, 2 living areas, 2 bathroom home offers everything a growing family could desire. Upon entry you have a separate front lounge room with built-in work bench, you can enjoy a productive day and a relaxing evening - or 4th Bedroom? Double-glazing windows throughout the home provide a higher level of insulation from temperature and sound, plus a 6.6kw solar panel system keeps your heating, cooling and running costs down. 2 Bedrooms located at the front of the home are fitted with built-in robes ceiling fans and quality carpets. Your spacious master bedroom is located at the rear of the home and is complete with walk-in robe, ensuite and access to the deck area. Make your way through to the kitchen and you find a quality built and very well-appointed central hub to cook up a storm for your family and friends, complete with plenty of cupboards and walk-in pantry, Westinghouse Stainless steel oven and cooktop all while keeping you engaged with your family and visitors in the lounge / dining area. You can admire your garden and deck from the kitchen and lounge too, This is one of the most pleasing aspects of this incredible home. Outdoors. You will be the envy of your family and friends as you entertain or just relax on the large deck overlooking the easy-care gardens and paved area, this creates the perfect place to enjoy quality time together. A double carport plus 2 in the driveway accommodates your vehicles. Storage under the home provides a safe place for your belongings with a concrete floor. Large water tank with pump for your garden. The ducted heating and Split system Air conditioner keep the home comfortable all year. Walking distance to Montmorency Primary and High Schools, St Francis Xavier Primary School. Were Street shops, Montmorency Train Station, Bus stop, Petrie Park and Briar Hill Shops. 2 Living areas 2 Car accommodation plus driveway parking Easy care gardens Large deck entertainment area Under home storage Double glazing through out the home Walking distance to Schools and Shops