

# 9 Menindee Crescent, Kialla, Vic 3631

**brad campbell**  
REAL ESTATE

## House For Sale

Friday, 31 May 2024

9 Menindee Crescent, Kialla, Vic 3631

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 901 m2**

**Type: House**



Brad Campbell

0416291112

**\$850,000 to \$890,000**

This beautifully built home in Kialla Lakes presents an ideal option for a family who wish to enjoy a lifestyle at its best. The home has a layout that would cater for any family requirements comfortably, with quality and space in all of the right areas. Outside is certainly the cream on the top, with the Naughton's inground pool, space for the caravan, shedding, and a large north facing alfresco area... what more do you need?

**PROPERTY HIGHLIGHTS:**

- Quality location in Kialla Lakes
- 901m block, Glen Norman built home
- 4 bedrooms, 3 living areas & 2 bathrooms (25sq living & 36sq under roof)
- Beautiful open plan living section that is the heart of the home and connects nicely with the outdoor space & back yard
- The separate living rooms all have a purpose and would provide great versatility for a large family
- The spacious kitchen includes updated appliances and plenty of storage and bench space is available
- There is also great storage throughout the home with multiple BIRs in bedrooms, extra storage in laundry, plus a large linen cupboard
- Refrigerated R/C heating & cooling throughout (x 4 zones)
- Quality timber floors, 8ft 6" ceilings, decorative cornices and plenty of natural light with large north facing windows
- Double garage (7m x 7m) with internal access available to the home
- 6m x 6m patio area with downlights, heating & TV connection
- Wide veranda that wraps around  $\frac{3}{4}$  of the home
- Naughtons inground heated pool includes self-cleaning & glass fencing in patio section
- 6kw solar system & 5m x 3m shed with concrete & power
- Security cameras surround the home
- Automatic sprinklers to lawns & gardens
- Space for the caravan

To register your interest please contact Brad Campbell today on 0416 291 112 or [brad@bradcampbell.com.au](mailto:brad@bradcampbell.com.au).