

# 97 Sanctuary Drive, Kialla, Vic 3631



## House For Sale

Thursday, 25 April 2024

97 Sanctuary Drive, Kialla, Vic 3631

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 988 m2**

**Type: House**



Mohit Rai

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**\$670,000-\$720,000**

R41 Real Estate proudly presents this unmissable opportunity to own spacious family home on a big block of land located in the most desirable Kialla Lakes Estate in Kialla, VIC. This residence, perfectly suited for both homeowners and investors alike, offers a wealth of features to enhance your living experience. Key features include:

- 988m<sup>2</sup> land size
- 4 bedrooms with BIR's
- Master with WIR and large en-suite
- 2 x Living areas
- Ducted heating & cooling through out
- Large walk-in butler's pantry and walk-in linen
- Open family/meals and kitchen area with 900mm cook top and oven
- Alfresco area with a big backyard
- Double lockup garage

Comprising four bedrooms, each adorned with built-in robes (BIRs), along with two generously proportioned bathrooms, this home exudes both comfort and practicality. The master bedroom is further distinguished by its walk-in robe (WIR) and expansive ensuite, complete with an extended shower area. The heart of the home lies within its spacious open-plan kitchen, including stone benchtops featuring a 900mm cooktop and oven, complemented by a generously sized walk-in butler's pantry. Additionally, an expansive laundry, complete with a walk-in linen, caters to practical storage needs. Strategically situated in close proximity to St Anne's College, childcare facilities, and a shopping centre, this location ensures both convenience and accessibility for residents. Call Mohit on 0404 992 917 to book an inspection. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: Dimensions and directions are approximate and for illustration purpose only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. For further queries, call our office on 0404 992 917