

# 12 Klim Street, Killara, Vic 3691

**Elders** Real Estate

## House For Sale

Wednesday, 3 July 2024

12 Klim Street, Killara, Vic 3691

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 737 m2**

**Type: House**



Dean Star

0260245450

**\$639,000**

Nestled in the heart of the charming Riverside Estate Killara, this delightful home will provide you with all you need for a comfortable and welcoming family home. Step inside to discover two distinct living zones designed for both relaxation and entertainment. The lounge/rumpus room provides a cozy haven, while the expansive main living hub, encompassing the living room, meals area, and a well appointed kitchen, forms the heart of the home. The kitchen caters to the home chef and more with a generous walk-in pantry, an island bench perfect for casual breakfasts and modern appliances including a standalone cooker with a gas cooktop, electric underbench oven, and dishwasher. Boasting four spacious bedrooms, the master suite is located to the front of the home and features a walk-in robe and a private ensuite. The additional three bedrooms come complete with built-in robes, ensuring ample storage for the whole family and are located close to the full family bathroom. Outdoor living is equally impressive with a covered entertaining area accessible from the living room, ideal for hosting family gatherings or simply enjoying a quiet evening. Filled with an abundance of natural light with large windows allowing a steady stream of sunlight, the home is equipped with ducted evaporative cooling and ducted gas heating, the home ensures everyone's year-round comfort while the family bathroom is thoughtfully designed with a separate toilet for convenience. Additional features include a double lock-up garage with remote access, a handy garden shed measuring 2.6 x 3.8m for all your outdoor storage needs, side access to the rear yard and a generous 737m<sup>2</sup> allotment providing plenty of space for kids to play. This property's prime location offers the perfect blend of tranquility and convenience. Just a short drive to Wodonga and the stunning Hume Weir, you'll also find the Kiewa River, walking tracks, parks, The Pod Coffee, and playgrounds right at your doorstep. This home isn't just a place to live - it's a lifestyle. Don't miss the opportunity to make it yours. <https://www.consumer.vic.gov.au/duediligencechecklist>