

**13A Byron Road, Kilsyth, Vic 3137**

**BILL KATSOULIS @realty**

**House For Sale**

Wednesday, 26 June 2024

13A Byron Road, Kilsyth, Vic 3137

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bill Katsoulis  
0419514276

**\$845,000**

Exhibiting a commitment to excellence with its streamlined, single-level floorplan, meticulous fit-out and high-quality finishes, this brand-new, individually-titled residence with street frontage sets the standard for superior, low maintenance living. Highlighted by 2.7-metre-tall ceilings with LED downlights, and adorned with stylish vinyl flooring, soft carpet and sleek tiling, this home offers an incredible level of comfort. Designed to seamlessly blend the indoor and outdoor realms, this home's spacious open-plan domain opens via sliding stacker doors to a paved alfresco area, set within a beautifully landscaped garden. A chic kitchen is centrally placed to effortlessly service these spaces, featuring a full suite of SMEG appliances (including a 900mm induction cooktop), subway tile splashbacks and a stone waterfall-edge breakfast bar. For sleep and retreat, there are three bedrooms and two floor-to-ceiling tiled bathrooms. The front master suite boasts a walk-in wardrobe and an ensuite, while the two other bedrooms share the use of the family bathroom and separate toilet. Complete with complementary inclusions, this home also has double-glazed windows, ducted heating and refrigerated air conditioning, heat pump hot water unit, linen press storage, a water tank with a pump, plus a remote double garage that has a rear laundry and internal house entry. Set to spoil its future occupants with convenience, this home is situated in a no-through road, within walking distance of bus stops, trails, reserves, sporting ovals, Dorset Golf Course, childcare and medical centres, local shops and eateries, as well as Woolworths and Aldi supermarkets. Only a short commute to schools, recreational facilities, Croydon's town centre and train station. FOR MORE INFORMATION AND INSPECTION TIMES CALL BILL NOW ON 0419514276.