

**22 Callus Street, Killara, Vic 3691**



**House For Sale**

Wednesday, 19 June 2024

**22 Callus Street, Killara, Vic 3691**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 867 m2**

**Type: House**



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**\$765,000**

Discover your dream home with this stunning 2022 build, perfectly positioned on a spacious 867m<sup>2</sup> block. This modern family home offers an impressive blend of luxury, comfort, and functionality, making it the ideal haven for contemporary living. Take in the picturesque views of the hills from the front of the home, offering a serene backdrop. The close proximity to parks and walking trails allows the family to explore the quiet country location. Stepping through the wide entry, you are greeted by a spacious, open-plan kitchen, living and dining space. The kitchen will impress with a walk-in pantry, 900mm oven and cooktop, matte cabinetry, reflective splashback and black fixtures. The formal living room would be an ideal theatre or rumpus area, sporting sliding pocket doors, allowing this space to be closed off from the open-plan living. Generous proportions in the master suite are highlighted by its high door frames, sleek bedside pendant lights, and the double walk-in robe. The three remaining bedrooms are conveniently fitted with mirrored built-in robes. Both stylish bathrooms boast exquisite tiles imported from Italy, matte black fixtures and ample storage. Benefit from the comfort of ducted gas heating, ducted evaporative cooling, hard wired security system with six cameras and electric blinds throughout, ensuring effortless temperature control and privacy. Entertaining will be enjoyable with the extended covered alfresco area, featuring exposed aggregate flooring, an overhead fan, power and a relaxing water feature. Hot/cold plumbing and gas fixtures have been installed, ready for your dream outdoor kitchen. The double garage provides secure parking, and a second roller door in the rear allows drive-through access to one bay of the shed behind, with the other bay accessible through double gates along the front boundary. The property includes a 10x6m insulated shed with two mirrored walls and shelving. This versatile space is perfect for various uses, from a workshop to a home gym. A 10x3m Colorbond awning increases your stage capabilities or offers another covered alfresco space. The second rear yard access point is from the side boundary and is perfect for bringing items in and out for the four raised veggie garden beds. This property combines contemporary design with practical features to create an inviting home. Don't miss out on this opportunity - call now to book an inspection! Spa and sauna are not included \*\*