

**25 Octavia Street, Kalkallo, VIC, 3064**

**DI BATTISTA**

**House For Sale**

Saturday, 19 October 2024

25 Octavia Street, Kalkallo, VIC, 3064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel Di Battista

## **Turnkey Lifestyle of Light-Filled Luxury**

In a thriving Cloverton neighbourhood, this single-level showpiece on 512sqm of land (approx) integrates a versatile design with first-class features to deliver an outstanding family lifestyle of quality and class.

Beyond the attractive rendered facade, you'll find a luminous interior boasting a large main bedroom with fitted WIR and double-vanity double-shower ensuite, as well as 3 additional bedrooms (BIRs) and stylish central bathroom.

Family appeal is further augmented by the inclusion of a dedicated theatre room and spacious open living/dining area adjoined by a sleek stone-top kitchen with grand island bench, large walk-in pantry, quality cooking appliances (900mm) and dishwasher.

Ducted heating, split-system air conditioning, high ceilings and engineered timber floors all add to the allure, along with a family-sized laundry with drying rack and excellent storage options.

Complementing the refined interior is a large alfresco deck with cafe blinds ideal for all-seasons entertaining, plus a sunny backyard to enjoy and remote-control double garage with internal entry.

Walking distance to Kalkallo Reserve, Cloverton's renowned sports/recreational facilities and the new Kallo Town Centre shopping mall, it's also close to local schools (Hume Anglican Grammar PS and Gilgai Plains PS), as well as easy access to Donnybrook Station and the Hume Freeway.