

# 6 James Close, Kilmore, Vic 3764



## House For Sale

Sunday, 23 June 2024

6 James Close, Kilmore, Vic 3764

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 737 m2

Type: House



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**\$790,000 - \$830,000**

Welcome to a home that redefines luxury and sophistication, nestled on a generous 737m<sup>2</sup> block and perfectly positioned within walking distance to schools and supermarkets. This 4-bedroom masterpiece is a showcase of meticulous craftsmanship and thoughtful design, offering a lifestyle of unparalleled comfort and elegance. As you step inside, you'll be greeted by the polished solid timber floorboards that extend throughout the home, exuding a timeless charm. The entry area leads you down to a stunning split-level kitchen, family, and meals area where high 3.4-metre ceilings create an expansive and airy atmosphere. The kitchen is a chef's dream, featuring sleek stone benchtops, exquisite handmade marble tiles, and extensive overhead cabinetry. A well-appointed butler's pantry, complete with a sink and ample storage, makes entertaining a delight. The master suite is a sanctuary of luxury, boasting a full ensuite with a freestanding bath, a double vanity, and a spacious walk-in robe. The second bedroom also impresses with its own ensuite and built-in robes, providing a private retreat for guests or family members. The third and fourth bedrooms are equally well-appointed, each with built-in robes to meet all your storage needs. The main bathroom is a statement of style, featuring a clawfoot bath and a double vanity, ensuring a touch of opulence in your daily routine. For those who work from home, a dedicated study area provides a peaceful and efficient workspace. Living spaces are abundant in this home. A separate rumpus room offers a cosy area for relaxation, while the formal lounge, with its inviting ambiance, is perfect for entertaining guests. From the family area, step outside to the covered alfresco dining space, ideal for family BBQs or a quiet evening drink, blending indoor and outdoor living seamlessly. Practical features abound, including a double garage with internal access, a concrete driveway, and side access perfect for parking a caravan, trailer, or additional vehicles. Comfort is guaranteed with zoned gas ducted heating and a split-system reverse cycle air conditioning unit in the main living area, keeping the home comfortable throughout the seasons. Energy efficiency is a highlight, with a 6kW solar system comprising 16 panels, and roller shutters on the east and west-facing windows, reducing energy costs and enhancing security. For those with hobbies or a need for extra storage, the under-house workshop is a fantastic feature, complete with a toilet and a separate lock-up area, ideal for tradespeople or those requiring additional space. Set in a picturesque location, this home is not just a residence but a statement of luxury and practical living. Every detail has been considered to offer a lifestyle that is simply the best. With nothing left to do but move in, this is your chance to own a home that combines quality, elegance, and convenience in one perfect package. Contact us today to arrange a viewing and experience the pinnacle of refined living.