

SOLD



32 Duke St, Kangaroo Flat



## Exceptional family living - magnificent family home

- Enjoy light-filled formal and informal living zones (3 living areas plus study)
- Delightful home has two master bedrooms with ensuites ideal for dual family living
- Separate formal lounge and dining, separate rumpus room or theatre room and open plan kitchen/meals/family room plus study
- Yes display home features, quality fittings and fixtures, high ceilings, cathedral ceiling, roman blinds, pelmet curtains, mirrored robes, glass wall windows etc
- Ducted gas heating and evaporative cooling for all seasons
- Chefs kitchen with quality appliances and overlooking large kitchen/meals and family room
- Fully irrigated garden and a rain water storage tank with 25000 litre capacity, all on 886m2
- Double garage and lock up garden shed, relaxed outdoor terrace and extensive paving
- Close to shopping centres, public transport, schools and being on the Melbourne side of Bendigo is an added bonus.

4 Beds 3 Baths 2 Cars 886 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	341
<b>Land Area</b>	886 m2
<b>Floor Area</b>	300 m2

### Agent Details

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**GAVIN  
BUTLER**  
REAL ESTATE

Crusoe Heights Reserve oval is only 100 metres away.

Offering 32 squares of living on an 886m<sup>2</sup> allotment this former display home (Built 2004) has certainly been built to an extremely high standard to please all. Upon entering the grand entrance this sophisticated and elegant 4 bedroom family home offers a fine selection of living spaces for entertaining and family living. With its beautiful street presence and great elevated crest location this magnificent home leaves many in its wake. An inspection will allow you to appreciate the lifestyle that this home has to offer.

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