

SOLD



**8 Londey St, Kangaroo Flat**



Classy and desirable family home with indoor heated pool - a real entertainer!

This beautiful family home has been built (2005) to the highest quality standards and presents the perfect opportunity for the family wanting a spacious family home. There is a fabulous separate heated indoor pool perfect for the family all year round. Complemented by an impressive outdoor entertaining space this property is designed to accommodate the living and entertaining requirements of modern family.

4 bedrooms 3 bathrooms 2 car spaces 847 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	654
<b>Land Area</b>	847 m <sup>2</sup>
<b>Floor Area</b>	431 m <sup>2</sup>

#### Agent Details

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#### Office Details

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- An impressive and refined design offering all the quality and style necessary to appeal to families, retirees, professional couple or first home buyers
- For retirees coming off the land this home is extremely low maintenance but has sufficient land to meet your gardening requirements
- Positioned in a quiet cul-de-sac and perched high on the rise to take in the views of the surrounding parkland and lakes
- Simply the best indoor heated pool for all year round swimming with alfresco and entertainment areas adjacent
- With approximately 47.0 squares under roof every member of the family can find time to pursue their own interests living in this fabulous home
- Ideal for the family with a generous formal lounge, open plan kitchen/dining and family living area also wired for the theatre room, four good sized bedrooms, master with walk in robe (Brms 2 & 3 with wir's) and ensuite, computer nook etc
- Fully paved alfresco area with glass panelling walls offering a further touch of class to this quality home
- Master bedroom is a true feature of the home with its spaciousness and impressive ensuite, complete with twin vanities, large shower, bath and extensive walk in robe
- Quality and very secure fencing, feature garden fountain
- The designer kitchen is very well appointed and features induction cooking, tiled

splash back, Italian tiles, 900 oven, granite bench tops, self closing drawers, double dishwasher, butler's pantry, island granite bench and external doors which creates a seamless link between indoor and outdoor living

- Features Italian floor tiles, cylindrical glass lounge wall, 10' ceilings, solid granite bench tops, glass overhead range hood, beautiful splash backs, ducted vacuum, bulk heads, floor to ceiling arched windows, columns, architectural curved glass wall etc
- Central ducted heating and cooling is throughout the home plus a split system and electric log fire for comfort all year round
- Outside the property is equally impressive with full landscaping and extremely well presented with paving and established gardens. Very low maintenance property ideal for those not wanting to spend a lot of time maintaining a yard and just wanting to smell the roses
- Lovely rural outlook overlooking parkland and walking tracks
- Set on a great 847m<sup>2</sup> allotment in a premier location within walking distance of schools, parks, public transport, shopping centres, easy access to the Melbourne freeway and all amenities are close by

An exceptionally designed home that ticks all the boxes for family buyers. This unique home has so much to offer. If you are impressed as we are you will fall in love with this home at first sight!

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