

SOLD



36 Marnie Rd, Kennington



Unique and very desirable family home in a blue chip locale

4 Beds 2 Baths 2 Cars 894 m2

Price	SOLD for
	\$885,000
Property Type	Residential
Property ID	726
Land Area	894 m2
Floor Area	217 m2

Agent Details

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Office Details

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- This recently renovated home is designed to accommodate the living and entertaining requirements of modern family life with plenty of space on offer in easily-managed surrounds. A versatile floor plan complemented by impressive outdoor entertaining spaces and high-quality finishes;
- Nestled on an elevated 894m2 block in a blue chip area of Kennington
- With approximately 34 squares under roof every member of the family can find time to pursue their own interests within this luxurious home
- Immediate family appeal with generous formal lounge or theatre room, open plan kitchen/dining and family room with vaulted ceiling. The property includes study, four bedrooms including a large master bedroom with ensuite. This property has a sleek, expansive, light filled

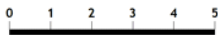
interior with decorative cornices and ceiling roses.

- The designer (Freedom) kitchen is very well appointed and features tiled splash back, stone bench tops, falcon induction 900 oven, dishwasher, filtered sparkling water tap and walk in pantry with stone bench tops
- The formal office includes ample storage as well as French doors to a rear veranda
- Ducted heating and cooling throughout the home plus a reverse split system for comfort all year. Central vacuum system is an added feature
- Landscaped front and rear yards with smart sprinkler system.
- Sitting graciously on a spacious 894m2 allotment in a premier location within walking distance of primary and secondary schools, La Trobe University parks, public transport and Kennington Village
- Walk to the beautiful Kennington Reservoir and One Tree Hill Parkland.

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

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 217 m ²
Garage	- 39 m ²
Verandah	- 36 m ²
Entertaining	- 24 m ²
Total	- 316 m ²



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