

SUPERBLY PRESENTED RESIDENCE IN AN ACRE OF BOTANIC GARDEN



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3

9 Tonks Court, Kyneton

\$1,250,000

This is a great opportunity to purchase a fantastic home on an acre in a quiet court location amongst other quality homes.

This immaculately presented and maintained home has loads to offer the discerning buyer.

Enter the foyer from the full length verandah, where you will find a study/office or 4th bedroom to the left and to the right, a formal lounge and dining room, with a huge bay window, ornate cornices, detailed fretwork, and 2.6 metre ceilings.

There are three double bedrooms ... all with BIR's and an ensuite to the main bedroom.

The chef's kitchen has an abundance of natural light, soft-touch drawers, Caesarstone benches, Bosch appliances, an electric oven with a gas hob (town gas), and even a BILLY TAP which provides boiling water/iced water at the flick of a switch. This light and bright kitchen is ideal for easy entertaining, with a casual meals area adjoining a generous family room.

Beside the kitchen/family/meals area, there is a magnificent "garden room". This room features glass walls (double-glazed), allowing an abundance of natural light into this superb alfresco area, surrounded by expansive lawns and mature trees.

Property ID:	L528847
Property Type:	House
Garages:	3
Land Area:	4001.0 sqm

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The family bathroom and laundry are well-appointed, with a small sunroom/airing room at the end of the laundry, providing a warm drying area on even the coldest and wettest of winter days.

Ducted gas heating and a reverse cycle/split system provide comfortable living throughout the year.

To the right, on this one acre (approx) allotment, a large garage/shed /workshop, with power, concrete floor, and of course, in the section divided off by immense roller doors, the obligatory “man cave” with coonara wood fire and a WC plus a sink with water connected.

This home has everything, plus 45000 litres (approx) rainwater tanks, an established vegetable garden, and a tunnel greenhouse, strategically positioned close enough to the freeway for convenience, yet far enough away for peace and serenity. Close by to schools and an easy walk (just 1.5 kilometres) to the Post office and the wonderful shopping precinct on Piper Street.

An inspection is bound to impress.