

# 45 O'Gradys Road, Kilmore East, Vic 3764



## Sold House

Tuesday, 7 January 2025

45 O'Gradys Road, Kilmore East, Vic 3764

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 4032 m2

**Type:** House



Jeanette Laffan

**\$845,000**

From its charming façade to its dual street frontage, space and unlimited potential are on offer at this conveniently located property on 4032m<sup>2</sup> or approximately one acre. It's the perfect balance of peace and convenience with the leafy and rural ambience of Kilmore East combined with a train station just a short walk away providing regular and stress-free services to Melbourne. With great shedding and side vehicle access this property is also ideal for anyone wanting to store a caravan, trailer, boat or trade vehicles. Originally constructed as a family home for one of the area's most respected builders this is a quality double-brick home and the perfect foundation for a renovation tailored to your tastes and family requirements. The floor plan includes four generously sized bedrooms, all with walk-in robes and with the main bedroom also including an ensuite bathroom and two robes, numerous well-proportioned living spaces and a centrally located kitchen and dining area. Additional features include a new colorbond roof replaced 18 months ago, updated electrical system, split system heating and cooling, rear pergola, carport, 6x9m (approx) shed with concrete floor and power connected, green house and garden shed. The home is nestled amidst lovely established gardens including a vegetable garden and fruit trees. Prepare to be enchanted!