

7 Edgecombe Street, Kyneton, VIC, 3444

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

House For Sale

Saturday, 16 November 2024

7 Edgecombe Street, Kyneton, VIC, 3444

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Spacious, High Spec Home for the Modern Family and Professional Couple

Style, functionality and comfort are assured at this exceptional property. Ideally positioned to offer flexibility for a growing family or professional couple seeking a seamless balance of living, entertaining and working spaces.

This stunning home unfolds across a generous, light-filled floorplan, with expansive living areas that interconnect. Double glazing, 2.7-metre ceilings and quality plantation shutters all add to the luxurious feel while allowing for natural light and optimal cross-ventilation, creating an inviting and airy atmosphere year-round.

The open plan living/family room serves as the heart of the home, beautifully oriented to capture the northern sunshine. The focal point of this space is the sleek gas log fire, offering both warmth and ambience as you relax or entertain. The adjoining kitchen and butler's pantry are a culinary dream, featuring high-end 900mm Smeg appliances, a butler's pantry, a Siemens dishwasher and soft-close drawers.

However, it's the alfresco/sunroom that truly sets this home apart. Designed to be enjoyed year-round, this versatile space offers complete climate control with sliding doors and shutters that allow you to tailor the environment to suit the season. Whether you're hosting a dinner party or enjoying a quiet morning coffee, this space certainly delivers.

Further living options are abundant with two additional rooms, one with a cosy Nectre wood heater, providing warmth and intimacy during colder months.

The master suite is a true retreat, offering a spacious walk-in robe and an ensuite with modern finishes. All additional bedrooms come with built-in robes and share a beautifully appointed family bathroom and separate powder room.

Designed with convenience and comfort in mind, the home is equipped with central heating and evaporative cooling, LED lighting, banks of solar panels and an integrated double-car garage with remote-control access. The remote-controlled sliding front gate ensures privacy and security.

Outside, the professionally landscaped gardens with rock retaining walls and mature plantings create a serene backdrop, while the garden pavilion offers a perfect space to unwind.

Located in the thriving township of Kyneton, you'll have easy access to excellent schools, local amenities and a smooth commute to Melbourne, whether by freeway or V/Line, with Melbourne Airport just 45 minutes away.

**** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**