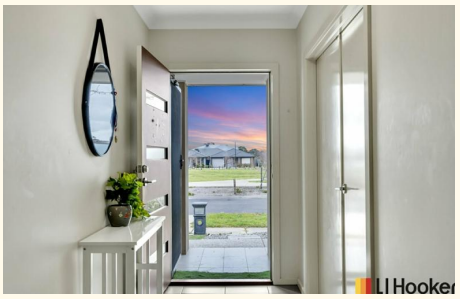

11 Kipling Circuit, Diggers Rest

Space, Style & Comfort on a Park-Facing Corner Block

Welcome to 11 Kipling Circuit, Diggers Rest

LJ Hooker Sunbury proudly presents 11 Kipling Circuit, Diggers Rest – an impressive family residence set on a generous 467m² corner allotment, where space, comfort and everyday convenience come together in a highly desirable park-facing setting.

Beyond the welcoming entrance, a wide hallway introduces an interior designed around generous proportions, abundant natural light and practical family living. Multiple windows throughout the home draw in plenty of natural light, creating a bright and welcoming atmosphere across the living spaces.

The thoughtfully designed floorplan offers 4bedrooms, two bathrooms and three toilets, complemented by two separate living areas. One of the living spaces also offers the flexibility to be transformed into a fifth bedroom, allowing the home to easily adapt to the needs of growing or larger families. The master bedroom creates a comfortable private retreat complete with a walk-in robe and ensuite, while the remaining bedrooms feature mirrored built-in robes and are serviced by a centrally positioned family bathroom with a separate toilet.

5 **2** **2**

FOR SALE
$769,000 - $769,000

VIEW
By Appointment

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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At the heart of the home, the open-plan kitchen, dining and living zone provides a spacious setting for the family to come together, complemented by a second living area that offers valuable separation for relaxing, entertaining or giving children their own space. Generous linen and storage cupboards throughout the home further enhance its everyday practicality.

Extending the living space is the impressive fully enclosed alfresco, a beautifully versatile area that offers far more than traditional outdoor entertaining.

Beyond the alfresco sits a spacious backyard with valuable side access, giving families plenty of room to enjoy the outdoors while adding another layer of practicality to this already well-considered corner allotment.

With a flexible family floorplan, excellent indoor-outdoor connection and a park-facing corner position, 11 Kipling Circuit offers the space to grow, the comfort to settle in and the convenience to enjoy for years to come.

Commanding a prominent corner position directly opposite St Genevieve Central Park, this beautifully presented home enjoys an inviting street presence, established front landscaping and a fenced frontage, while its position provides a wonderful sense of openness from the moment you arrive.

The property is located within a short drive to Diggers Rest Train Station, Calder Hwy, local schools, childcare centre, shops and recreational facilities, while the future Diggers Rest Town Centre, including a new Coles supermarket and additional retail offerings, will bring even greater amenity to this growing community. Easy access to the Calder Freeway makes commuting towards Melbourne simple, while nearby Sunbury provides an extensive selection of shopping, caf&aecute;s, restaurants, schools and everyday services.

Additional Features:
Large solar system for energy savings
Security cameras throughout.
900mm gas cooktop and oven
Ducted heating throughout
Evaporative cooling throughout
Garden shed for outdoor storage
Established and fenced front garden

Don't miss the opportunity to make 11 Kipling Circuit, Diggers Rest your next home. For further information or to arrange an inspection, please contact Adam Elsherif on 0413 222 069

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MORE DETAILS

Property ID	D3J12
Property Type	House
Land Area	467 m2
Including	Toilets (3)

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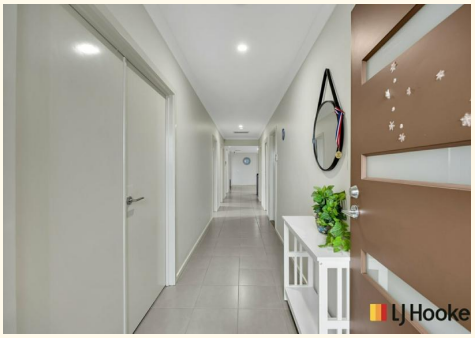

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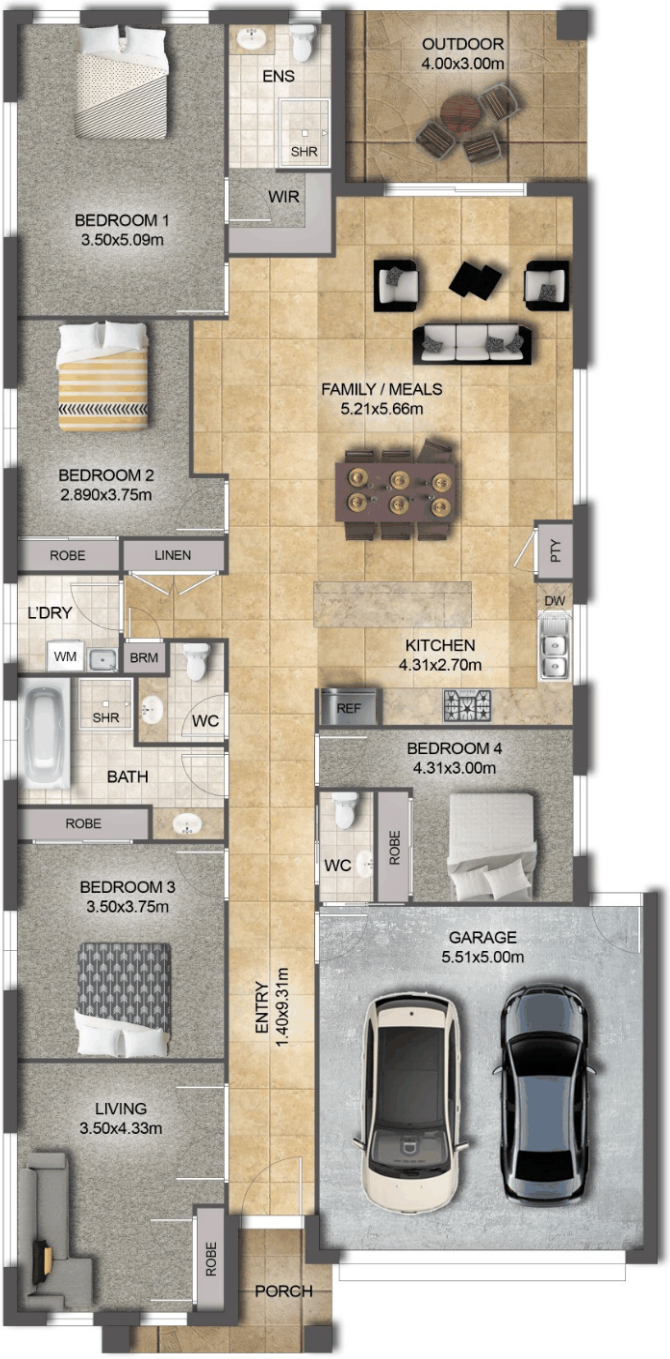

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

11 Kipling Circuit, Diggers Rest VIC 3427

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