



21 Wattlebird Way, Kilmore

## Spacious Family Comfort with Outdoor Oasis in Tranquil Kilmore

Tucked away in a peaceful, family-friendly pocket of Kilmore, 21 Wattlebird Way is a beautifully maintained home offering exceptional space, comfort, and lifestyle appeal on a generous 715 sqm block. Designed for flexible family living, the home features two distinct living areas and an open plan kitchen and meals zone that flows seamlessly to an expansive sheltered alfresco, perfect for entertaining or relaxing in all seasons. Whether it's a summer BBQ or a cosy winter gathering, this home is built for year-round enjoyment, indoors and out. The kitchen is well-appointed with quality appliances, ample storage and bench space.

The spacious master bedroom is a private retreat, complete with a walk-in robe, ensuite, and room for a sitting area or study nook. Three additional bedrooms are generously sized with built-in robes, all serviced by a central bathroom. Comfort is ensured year-round with ducted heating, split system air-conditioning, and a feature electric heater for added ambience.

Step outside to your own private oasis, featuring a heated spa, fully registered with council and surrounded by compliant safety fencing. The secure back yard offers ample space for pets, veggie gardens,

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### FOR SALE

Please Call

### AGENTS

Sally Long  
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sally.long@ljhooker.com.au

Gavin Henderson  
0408 359 764  
ghenderson.broadford@ljhooker.com.au

### AGENCY

LJ Hooker Broadford | Kilmore  
(03) 5784 2558

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

play equipment, or a future shed or workshop (STCA). A garden shed is already in place, with side gate access and drive-through garage entry adding valuable flexibility.

Additional highlights include solar panels, a Bosch 6000 home security system, Dorani CCTV and touch video intercom, 900mm smeg oven new LG dishwasher, security roller shutters, high ceilings, and a central vacuum system.

Positioned within close proximity to Kilmore's schools, sporting facilities, shops and cafes, this home delivers the ideal balance of peaceful suburban living and everyday convenience. Kilmore's growing popularity as a lifestyle destination means residents enjoy the charm of a country town with easy access to Melbourne via V/Line services or the Hume Freeway.

Please call Sally Long on 0477 437 281 if you have any enquiries.

## MORE DETAILS

Property ID	7RUHJS
Property Type	House
Land Area	715 m2
Including	Toilets (2) Spa

### Sally Long 0477 437 281

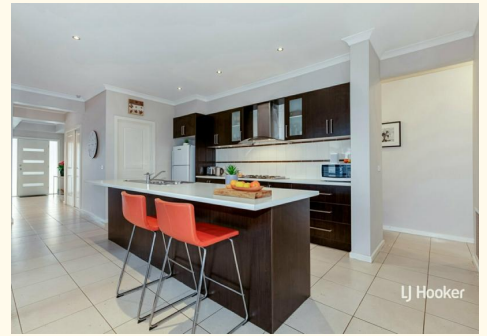
Licensed Real Estate Agent | [sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

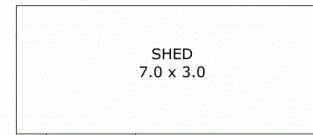
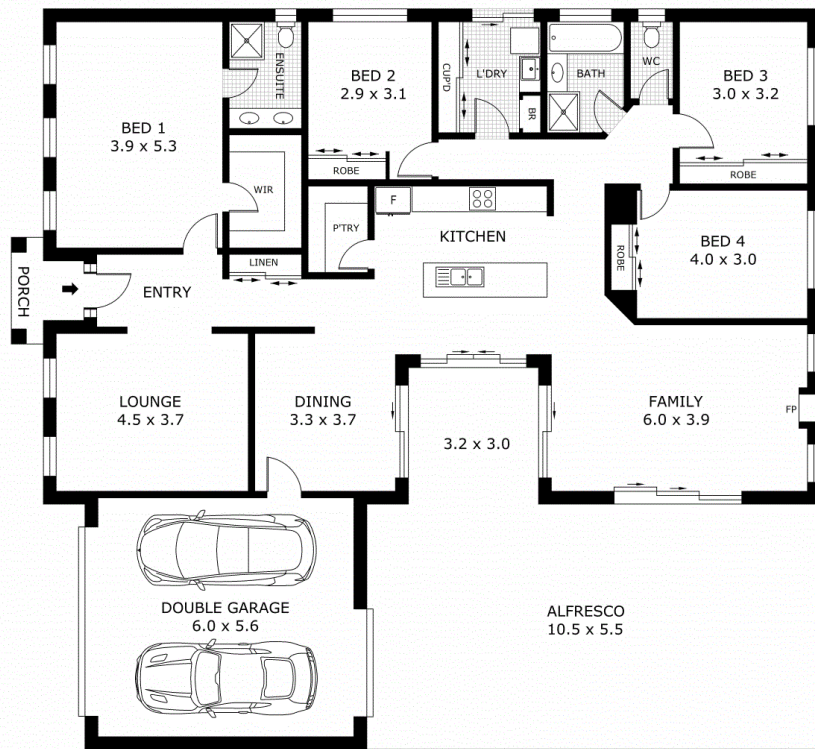
### Gavin Henderson 0408 359 764

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### LJ Hooker Broadford | Kilmore (03) 5784 2558

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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	- 176.0 m <sup>2</sup>
Garage	- 34.0 m <sup>2</sup>
Porch	- 3.0 m <sup>2</sup>
Alfresco	- 70.8 m <sup>2</sup>
Shed	- 21.0 m <sup>2</sup>
<b>Total</b>	<b>- 304.8 m<sup>2</sup></b>



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