

## Kilmore, 23 Francis Court

Modern Family Home - Perfect for Comfortable Living!

This beautifully presented 3-bedroom home is packed with features designed for modern living and convenience. Positioned on a corner block, directly opposite parklands with walking trails and a children's playground, this home provides a fantastic lifestyle for families, couples, or anyone seeking a low-maintenance yet spacious retreat.

The master bedroom boasts a walk-in robe and ensuite, complete with a tiled shower base. Bedrooms 2 and 3 both feature built-in robes and ceiling fans for added comfort. The main bathroom is well-appointed with a tiled shower base and quality finishes.

The living areas are enhanced with bamboo flooring, creating a stylish and easy-to-maintain environment. The kitchen is fitted with gas hot plates, an electric oven, a pantry, a dishwasher, and soft-close cabinetry, making meal prep a breeze. The laundry offers plenty of storage space with overhead cabinetry, ensuring everything has its place. For year-round comfort, the living area includes a split system reverse-cycle air conditioner. Step outside to the undercover alfresco area, perfect for entertaining or relaxing with family and friends. The property features low-maintenance gardens and a



**For Sale**  
Please Call

**View**  
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**LJ Hooker Broadford | Kilmore**  
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fully fenced yard, making it ideal for children and pets.

The home also offers side access to a single garage with an additional parking space, perfect for a second vehicle, trailer, or caravan. NBN connectivity ensures you stay connected at all times. At just 8 years old, with a durable Colorbond roof, this home is ready for you to move in and enjoy.

Don't miss out on the opportunity to own this stunning property, offering both comfort and convenience in a sought-after location. Contact us today to arrange a viewing! Please direct all enquiries to Gavin Henderson on 0408 359 764.

## More About this Property

<b>Property ID</b>	7QAHJS
<b>Property Type</b>	House
<b>Land Area</b>	312 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Heating Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Gavin Henderson 0408 359 764**

Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

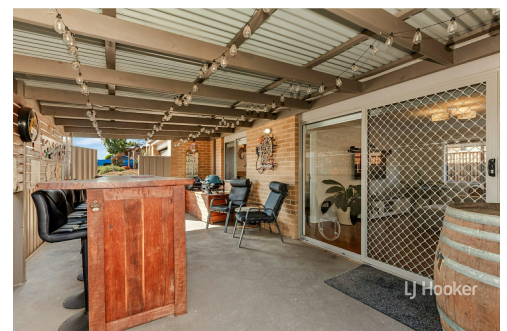
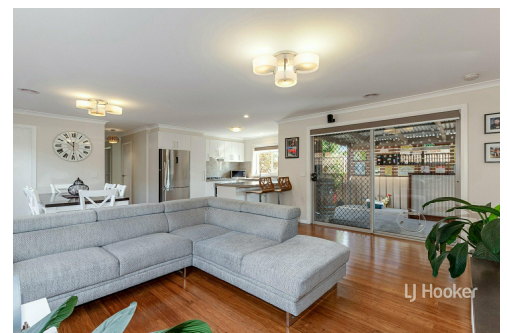
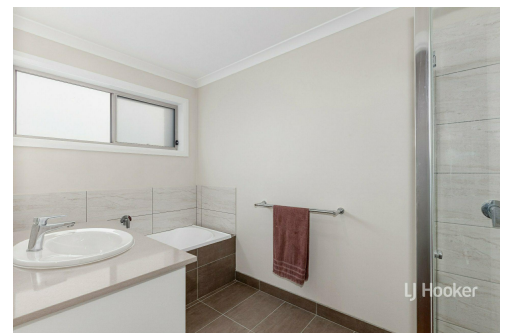
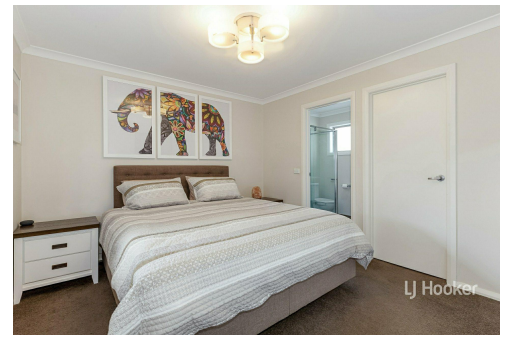
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 114.0 m <sup>2</sup>
Verandah	- 9.0 m <sup>2</sup>
Garage	- 25.0 m <sup>2</sup>
Alfresco	- 17.8 m <sup>2</sup>
<b>Total</b>	<b>- 165.8 m<sup>2</sup></b>



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