

## Kilmore, 36 Fitzroy Street

Perfect family home in a quiet location

This charming family home offers plenty of space and is situated in a quiet, sought-after location. Featuring three spacious bedrooms, and study or 4th bedroom if required. The master includes a renovated ensuite and a walk-in robe, while bedrooms two and three are fitted with built-in robes. The living areas are enhanced by polished timber floorboards, giving the home a warm and inviting feel.

The renovated kitchen provides ample storage space, a pantry, stainless steel appliances, and a convenient breakfast bar. Adjoining the kitchen, a large family/meals area with a feature wood heater creates a cosy atmosphere, with access to the expansive outdoor area, including a 12.8 x 5.2 metre carport and alfresco zone. There is also a formal dining area and a separate lounge, offering additional living space for the family. A newly installed evaporative cooling system ensures comfort throughout the year. Ducted gas heating warms the home in the cooler months.

Practical updates continue with a renovated bathroom and laundry, while the fully concreted driveway leads to a large 12 x 7 metre garage/workshop, perfect for those



**For Sale**  
Please Call

**View**  
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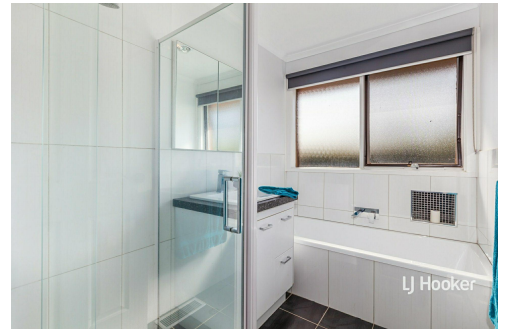
needing extra storage or a space for hobbies. The fully fenced back yard offers low-maintenance gardens and side gates for added privacy, making this an ideal home for those seeking both space and convenience in a family-friendly setting. Set on a generous 1,221 sqm block overlooking the Kilmore township, this home is just a two-minute walk from local pubs, cafes, shops, and restaurants. For any enquiries or to arrange an inspection, please call Gavin Henderson on 0408 359 764.

## More About this Property

<b>Property ID</b>	7KVHJS
<b>Property Type</b>	House
<b>Land Area</b>	1221 m2
<b>Including</b>	Study Ducted Heating Evaporative Cooling Toilets (2)

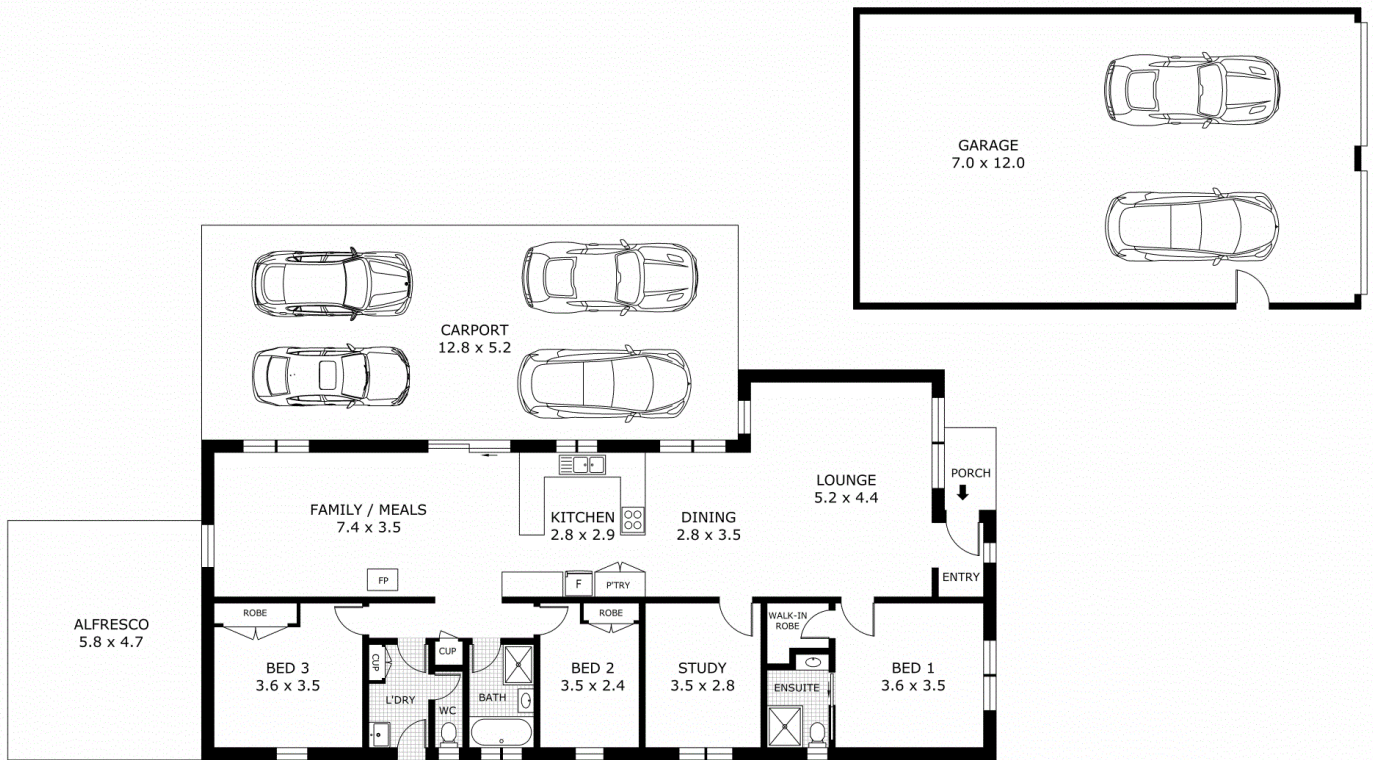
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Residence	- 138.7 m <sup>2</sup>
Porch	- 2.5 m <sup>2</sup>
Alfresco	- 27.2 m <sup>2</sup>
Garage	- 84.0 m <sup>2</sup>
Carport	- 66.5 m <sup>2</sup>
<b>Total</b>	<b>- 318.9 m<sup>2</sup></b>



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.

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