

## Kilmore, 39 Pauline Way

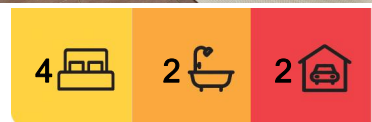
### Family Living in a Peaceful Location

This freshly painted 4-bedroom brick veneer home is perfect for families seeking space, comfort, and convenience. The master bedroom features a private ensuite with a separate toilet and a walk-in robe, offering a perfect retreat. A separate lounge provides a cosy space for relaxation, while the ducted gas heating and evaporative cooling ensure year-round comfort.

The heart of the home is the tiled family/meals area adjoining the kitchen, which is equipped with gas hotplates, an electric wall oven, and a breakfast bar - ideal for family gatherings. Step outside to the huge undercover entertaining area, perfect for BBQs and outdoor fun.

The 684 sqm property also boasts a double garage with internal access to the house, and side access for storing caravans, boats, or trailers. The low maintenance gardens and fully fenced, level backyard make it a great space for pets and kids to play, while the quiet court location backing onto council parklands offers peace and privacy.

Located within walking distance to schools, with a local bus route nearby, this home offers



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7M3HJS](https://ljhooker.com.au/7M3HJS)

**Contact**  
**Gavin Henderson**  
0408 359 764  
[ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



convenience in a serene setting.

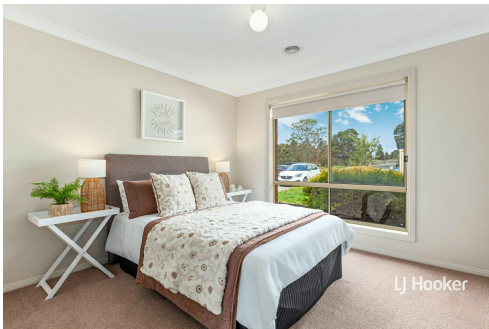
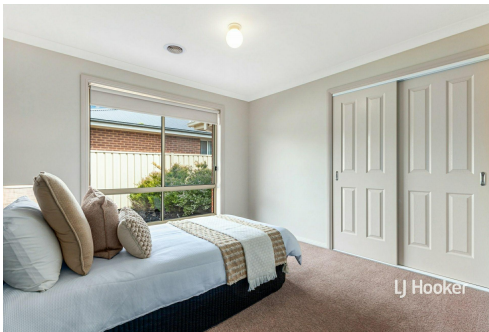
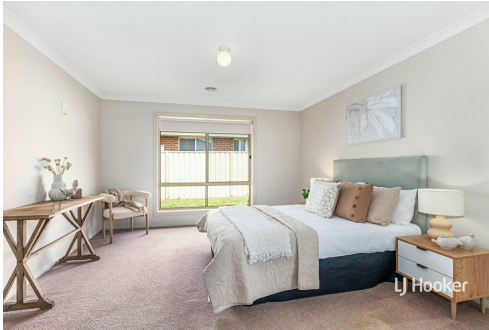
This is a great opportunity for families or investors alike! Please contact Gavin Henderson on 0408 359 764 for all enquiries.

## More About this Property

Property ID	7M3HJS
Property Type	House
Land Area	684 m <sup>2</sup>
Including	Toilets (2)

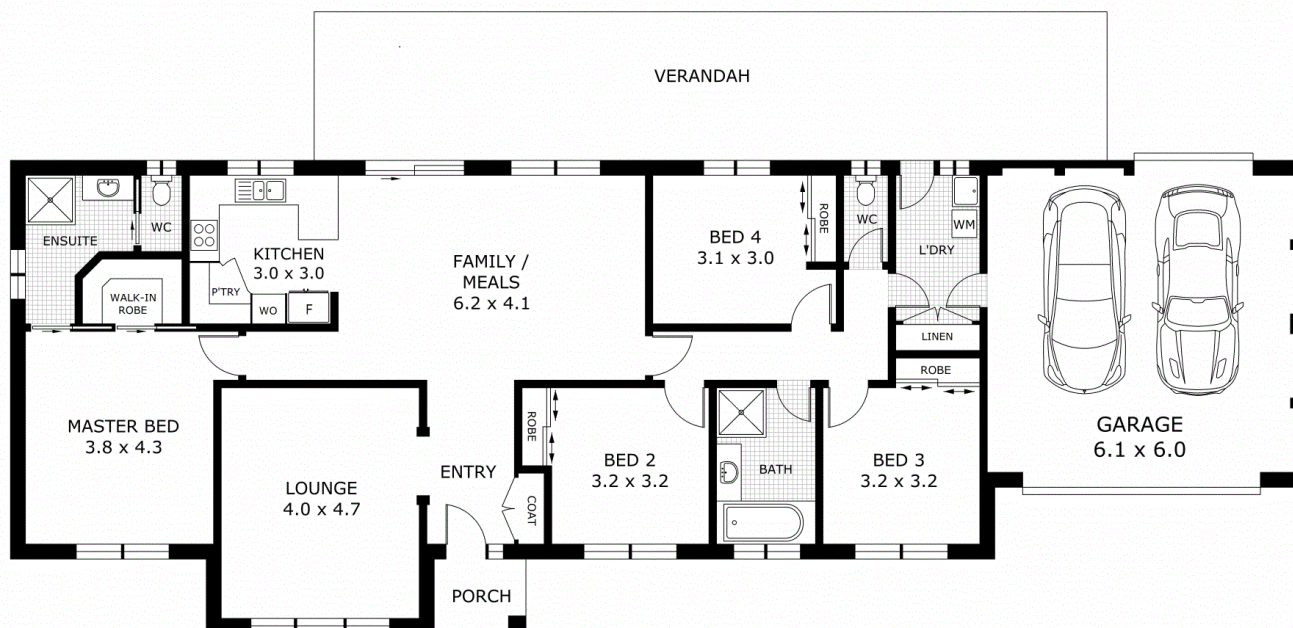
**Gavin Henderson 0408 359 764**  
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 149.5m <sup>2</sup>
Verandah	- 48.0m <sup>2</sup>
Porch	- 2.8m <sup>2</sup>
Garage	- 36.7m <sup>2</sup>
Total	- 237.0m <sup>2</sup>



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