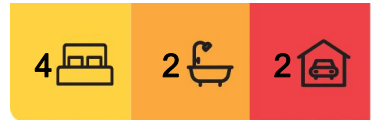


## Kilmore, 40 Centenary Drive

### Magical Mannagum: Your Dream Home Awaits

Discover the charm of "Magical Mannagum," a beautifully designed 3 to 4-bedroom quality brick home nestled on an 861sqm flat block, just a short walk to the local golf club and park. The master bedroom boasts a full ensuite and walk-in robe, while each additional bedroom features built-in robes and ceiling fans, with the master also benefiting from a split system reverse cycle unit. The current study could also be used as a 4th bedroom if needed. The home is equipped with ducted gas heating throughout, ensuring year-round comfort.

The good-sized timber kitchen, complete with a pantry and ample storage, opens to a large, tiled family/meals area with split system heating and cooling. The separate lounge, featuring a charming bay window, provides a cosy retreat. A highlight of this property is the massive undercover entertainment area, perfect for hosting gatherings. The fully fenced backyard offers side access for trucks, caravans, or boats, and plenty of additional parking. Previously permitted for a home hairdressing or beauty salon, the large man-cave/kids' rumpus room has a split system heating/cooling system, hot and cold water sink with



**For Sale**  
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**View**  
[ljhooker.com.au/2M2HJS](http://ljhooker.com.au/2M2HJS)

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



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

**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.

bench space and a separate entrance, making it ideal for various home business applications. Alternatively, this space can easily be converted back into a double garage with internal access to the house.

Set in an exclusive, well-planned estate with established gardens, this property is only a 2-minute drive from main shopping areas and schools, and close to all amenities. Embrace the endless possibilities and make "Magical Mannagum" your new home today.

For more information, please contact Gavin Henderson on 0408 359 764.

## More About this Property

<b>Property ID</b>	2M2HJS
<b>Property Type</b>	House
<b>Land Area</b>	861 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Heating Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced

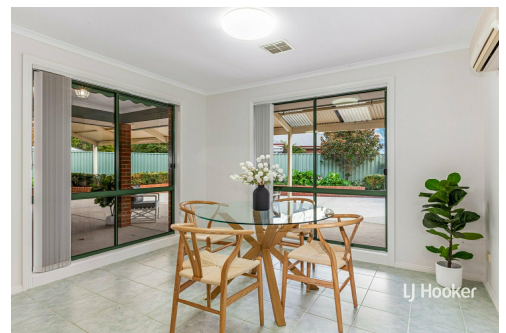
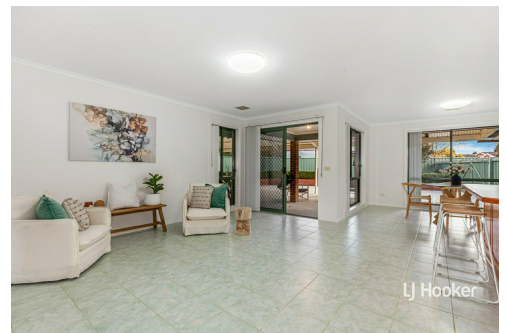
**Gavin Henderson 0408 359 764**

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

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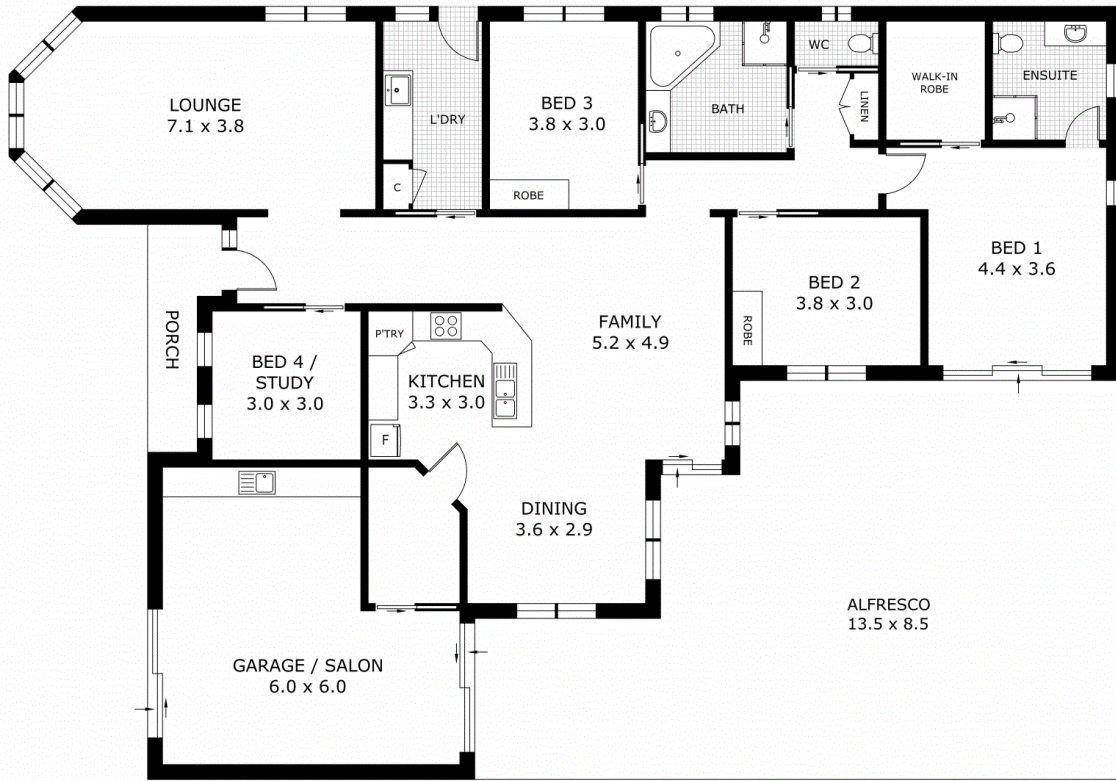
1629 Broadford Wandong Road, BROADFORD VIC 3658

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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	- 173.3 m <sup>2</sup>
Porch	- 5.3 m <sup>2</sup>
Alfresco	- 84.0 m <sup>2</sup>
Garage/Salon	- 30.2 m <sup>2</sup>
Total	- 292.8 m <sup>2</sup>



# 40 Centenary Drive, Kilmore



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