

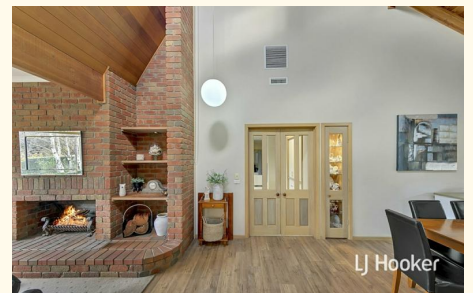


LJ Hooker



44 Melrose Drive,  
Kilmore

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

## Stunning Home in Private court location on 1.57 acres

Located in one of Kilmore's most elusive pockets we are delighted to present to you 44 Melrose Drive, a stunning property with exquisite style and sophistication that is sure to impress even the most discerning buyers.

Situated on approximately 1.57 acres in a court location, you are met with a sense of peace and tranquillity the moment you arrive. At the top of the property, you are greeted by stunning manicured hedges which lead you to the bitumen drive where there is ample car parking for both your own cars, plus a visitor car park with enough room to turn around, and access into the rear yard through a farm gate. The front of the home has a lovely facade which is complimented by an established formal garden with box hedging and a small entertaining area with cafe blinds which can be utilized all year around.

Stepping inside the home is warm and inviting with soaring cathedral ceilings to the formal living and dining areas. The floor plan flows seamlessly throughout, from the grand entrance to the kitchen to the bathrooms and in between, with feature brick walls, floating timber floorboards and the impressive open fire place in the formal lounge to complete.

The heart of the home is undoubtedly the hostess kitchen; complete with Caesarstone bench tops, 600mm stainless steel appliances,

4  2  4 

**FOR SALE**

Please Call

**AGENTS**

Sally Long  
0477 437 281  
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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including induction cooktop, fan forced oven as well as a steam oven, dishwasher and an abundance of storage. Adjacent to the kitchen is the dining room with gas log fire place and main living room, complete with theatre style cinema screen and solid wood fire, setting the scene for those cosy winter's nights.

The home offers 4 bedrooms; the master suite is of grand proportions, and provides a walk-in robe, and ensuite with oversized shower, double vanities and separate toilet. The further 3 bedrooms are also of generous size and have built-in-robos and an equally gorgeous main bathroom with bath.

Outside off the formal living hub is a lovely extended undercover alfresco overlooking the private rear yard. It features lovely gum trees, open expanses of lawn set in a magnificent park-like garden and watered by an irrigation system connected to the bore. It is quiet and peaceful and most certainly the perfect place to unwind after a hard day's work.

Now for the shed! Concrete floor, lights, power with plenty of double power points, neat and tidy, Colorbond 6 metres x 12 metres, two automatic roller doors and external lighting.

Internal features include: huge laundry with ample bench space and linen closet, ducted vacuum system, open fire place plus gas log fire place and gas ducted heating, evaporative cooling, quality window furnishings, down lights and pendant lights, double remote garage - the list goes on and on!

External features include: 2 small garden sheds, extensive veggie patch, fruit trees, chicken coop, fully fenced yard plus a 6.6kw state-of-the-art solar system: say goodbye to huge electricity bills.

This is a unique home in immaculate condition: a must-see if you are searching for that picturesque lifestyle change!

## MORE DETAILS

Property ID	7PSHJS
Property Type	House
Land Area	1.57 acre
Including	Ensuite
	Ducted Heating
	Evaporative Cooling
	Toilets (2)
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

**Sally Long 0477 437 281**

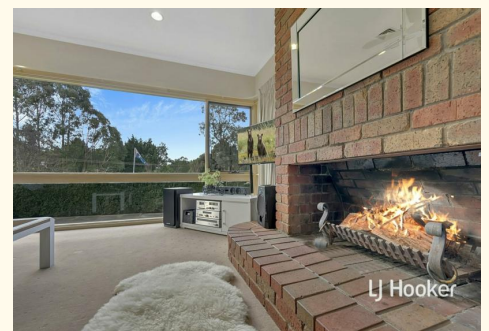
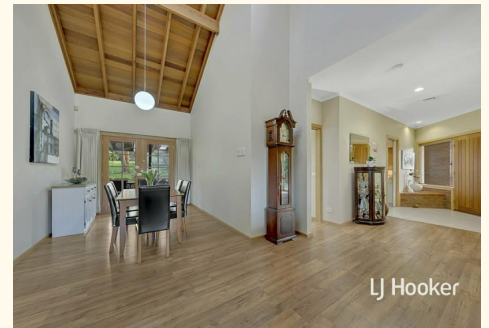
Licensed Real Estate Agent | [sally.long@ljhooker.com.au](mailto:sally.long@ljhooker.com.au)

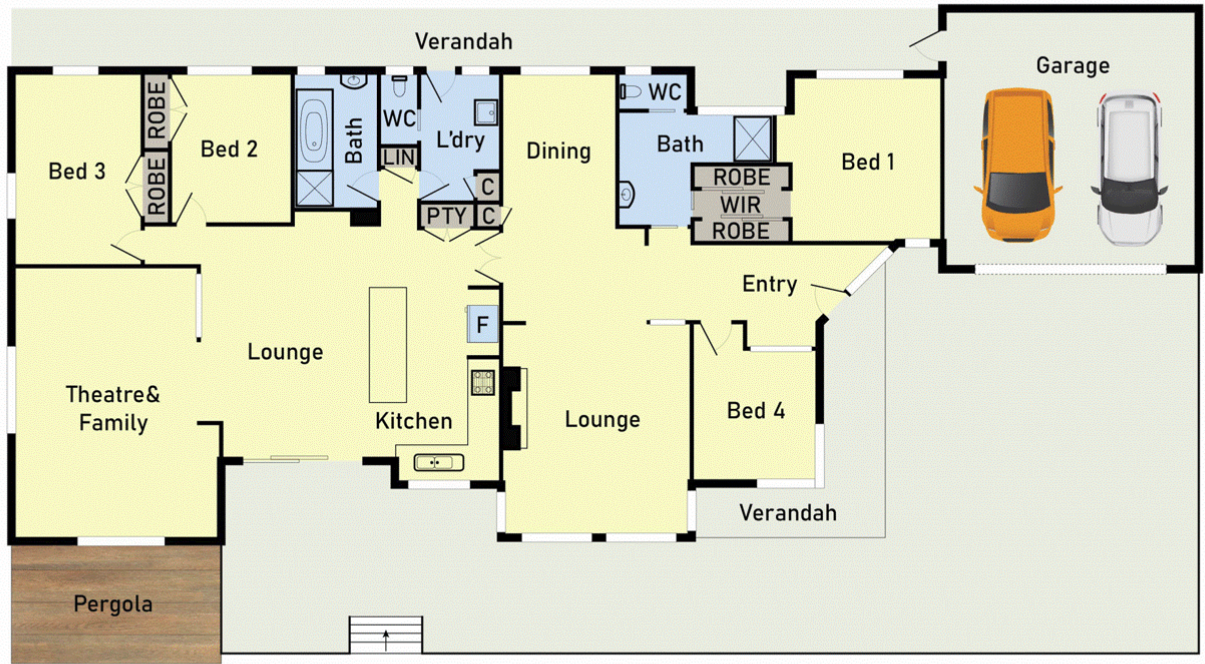
**Gavin Henderson 0408 359 764**

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

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

1629 Broadford Wandong Road, BROADFORD VIC 3658  
[broadford.ljhooker.com.au](http://broadford.ljhooker.com.au) | [broadford@ljhooker.com.au](mailto:broadford@ljhooker.com.au)





## 44 Melrose Drive Kilmore

\* Dimensions are approximate and for illustrative purposes only

