







94 Cottage Crescent, Kilmore

Modern Family Home on a Spacious 746 sqm Block

This modern and spacious four-bedroom family home offers an abundance of space, comfort and lifestyle appeal, set on a generous 746 sqm block in a great location within walking distance to schools and shops.
The home features a spacious master bedroom complete with ceiling fan, a walk-in robe, full ensuite, two vanities and a separate toilet. Bedrooms two, three and four are all generously sized and include built-in robes.
At the front of the home is a large living / lounge area, while the second family living area provides a wonderful space for the whole family to relax and unwind. The spacious kitchen is the heart of the home, featuring a large island bench and walk-in pantry, with plenty of storage and preparation space.
Timber-look floating floors flow throughout the living areas, while all bedrooms are comfortably carpeted. Ducted gas heating provides warmth throughout the home, with a cosy wood heater in the family area that helps warm the entire house during the cooler months. There is also a split-system heating and cooling unit in the family area for year-round comfort.
The family area opens directly onto a fantastic timber-decked alfresco and entertaining area, creating the perfect space for outdoor dining,

4 2 2

FOR SALE
$680,000 - $715,000

VIEW
Sat 7th Nov @ 10:45AM - 11:15AM

AGENTS
Gavin Henderson
0408 359 764
ghenderson.broadford@ljhooker.com.au

AGENCY
LJ Hooker Broadford | Kilmore
(03) 5784 2558

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.

entertaining family and friends or simply enjoying the peaceful surroundings. The fully fenced and private rear yard provides plenty of room for the kids to run and play, while the low-maintenance gardens make the property easy to look after.
The double garage provides excellent convenience with both internal access into the home and rear roller-door access, along with a concrete driveway.
For investors, the property is currently tenanted until January 2027 at $2,281 per calendar month, with the existing tenants keen to remain in the property if purchased by an investor. This provides a great opportunity to secure a modern family home with an established tenancy already in place.
Whether you're looking for a quality family home with plenty of space or a solid investment opportunity, this property offers an excellent combination of comfort, practicality and location.
Please direct all queries to Gavin Henderson on 0408 359 764.











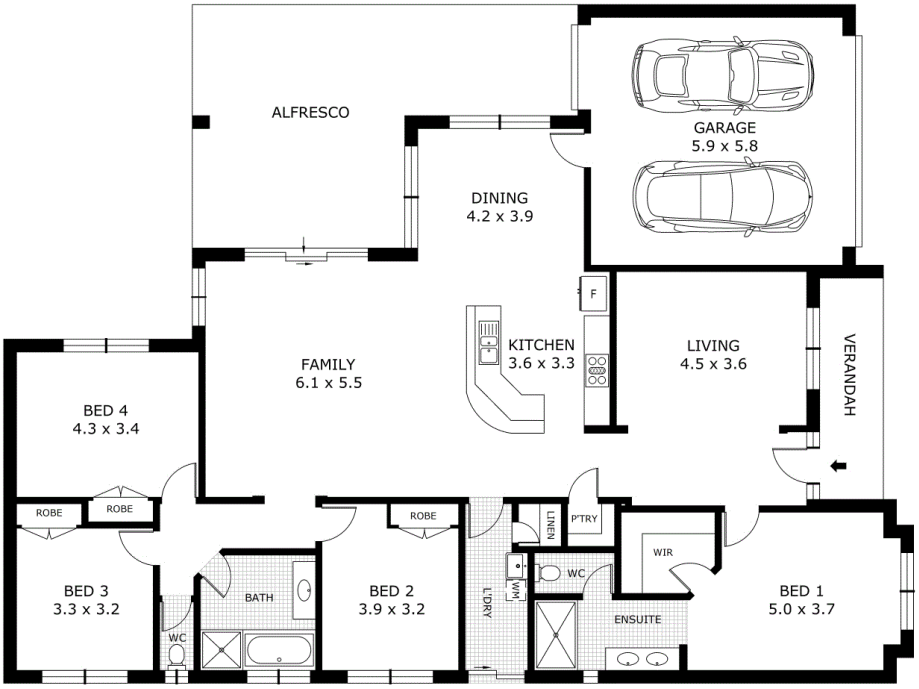
MORE DETAILS

Property ID	7ZUHJS
Property Type	House
Land Area	746 m2

Gavin Henderson 0408 359 764
Principal | ghenderson.broadford@ljhooker.com.au

LJ Hooker Broadford | Kilmore (03) 5784 2558
1629 Broadford Wandong Road, BROADFORD VIC 3658
broadford.ljhooker.com.au | 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	- 186.3 m²
Garage	- 34.2 m²
Verandah	- 7.7 m²
Alfresco	- 38.9 m²
Total	- 267.1 m²

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