

Sold



44 Waranga Drive, Kialla



## Beautiful Family Home in Sought-After Kialla Lakes Estate

This beautiful, high-quality passive-solar-designed home is located in the popular Kialla Lakes Estate. It offers two spacious living areas and four bedrooms, including a master suite with a walk-in robe and ensuite. The kitchen overlooks the family room and features a dishwasher, gas cooktop, electric oven, and ample storage. Neutral colours throughout make decorating effortless.

The second bathroom includes both a bath and shower and is conveniently positioned to service the household. A large laundry with storage makes running the household easier. Evaporative cooling and ducted gas heating ensure year-round comfort, while aluminium window shutters on the eastern side help block harsh summer heat and retain warmth in winter. This home is truly environmentally friendly, designed to reduce heating and cooling costs with thoughtful planning.

Outside, the pergola is the ideal space for entertaining family and friends. Rear yard access and a large shed with a concrete floor and power make it perfect for a workshop, additional car storage, or hobbies. The double lock-up garage includes a remote door and internal access to the home.

Situated on a generous 1,020m<sup>2</sup> block and within walking distance to the medical clinic, specialty stores, and lake walking tracks, this property is the perfect family home—or a fantastic option for retirees seeking space and comfort.

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**Price** SOLD for \$740,000

**Property Type** Residential

**Property ID** 1579

**Land Area** 1,020 m<sup>2</sup>

### Agent Details

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### Office Details

Shepparton

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An easy-care, established garden with shade trees completes this wonderful package.

If you're looking for a quality home in the lovely Kialla Lakes, look no further.

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