



## 3 James Court, KYNETON, VIC 3444

### Peaceful Court Setting with Exceptional Convenience

Elders presents for your consideration this quality residence, set within a peaceful court and offering an exceptional level of convenience just moments from Kyneton's vibrant town centre.

Filled with natural light, the home features a north-facing main living area overlooking private, established gardens. The open-plan kitchen and meals zone form the central hub of the home, complemented by a separate sitting room that offers flexibility for entertaining or quiet retreat. Sliding doors open to a covered outdoor entertaining area, creating an inviting indoorâ## outdoor connection for year-round enjoyment.

Accommodation is thoughtfully arranged and includes four bedrooms, highlighted by a generous master suite with walk-in robe and ensuite. New carpets throughout enhance the fresh, move-in-ready feel, while ducted heating and double-glazed windows ensure comfort throughout the seasons.

Outside, the private rear garden features mature fruit trees and enjoys drive-through access from the double remote garage to an additional single garage/workshop and shed, offering excellent storage and versatility.

**TYPE:** For Sale

**INTERNET ID:** 63P0166

#### SALE DETAILS

**\$780,000 to \$835,000**

#### CONTACT DETAILS

**Kyneton**

120-122 Piper Street  
Kyneton, VIC  
03 5422 7407

**Jodie Alcaraz**

0455 331 891

Ideally located, the property is an easy walk to caf  s, restaurants, sporting and aquatic facilities, and excellent educational options, all within a tightly held and highly sought-after setting.

Key Features:

- Four bedrooms, including master with walk-in robe and ensuite
- Second living area offering flexibility for living or retreat
- North-facing living area filled with natural light
- Open-plan kitchen, meals and living area
- Covered outdoor entertaining area
- New carpets throughout
- Ducted heating and double-glazed windows
- Solar system
- Double remote garage with direct internal access
- Private rear garden with established plantings and fruit trees
- Single garage/workshop
- Easy walk to town centre, caf  s, restaurants, sporting and aquatic facilities, and excellent schools

\* Denotes approx.

Other features: Carpeted, Close to Schools

- Land Area 702.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite

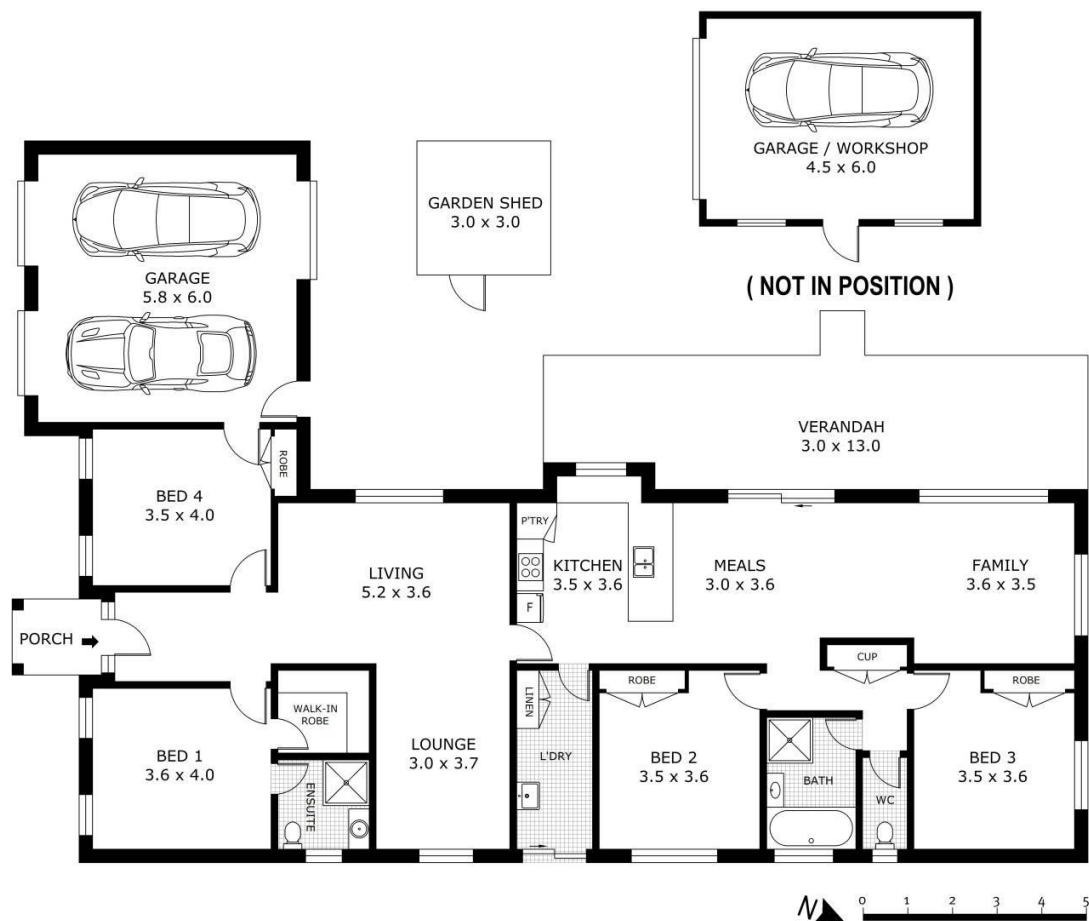












3 James Court,  
KYNETON

Residence	- 178.0 m <sup>2</sup>
Garage	- 34.8 m <sup>2</sup>
Porch	- 3.4 m <sup>2</sup>
Verandah	- 36.1 m <sup>2</sup>
Garage/Workshop	- 27.0 m <sup>2</sup>
Garden Shed	- 9.0 m <sup>2</sup>
Total	- 288.3 m <sup>2</sup>

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.