



## 7 Marnie Road, KENNINGTON, VIC 3550

### A Higher Standard of Living & Entertaining

Elders Easy Sale closes Wednesday 15 October, 2:00pm (unless sold prior).

Indicative sale price \$1.19M - \$1.29M

An incredible surprise awaits inside this exceptionally well located home. Easy care living has never felt so spacious and substantial.

Inspired design and contemporary features have been brilliantly combined to create this masterpiece, built by highly regarded Todd Newman Builders. Designed and created with the utmost thought and care, no expense has been spared, and no detail overlooked.

The home has been very consciously sized to achieve low maintenance living, and a lock up and leave lifestyle. The quality is pronounced and the exquisite natural textures and superior fittings create a timeless elegance throughout.

Paired with an architectural raked ceiling and the clever use of extensive glazing, the north facing open plan area bathes in natural light and a sense of spaciousness and

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**TYPE:** For Sale

**INTERNET ID:** 84P2945

#### SALE DETAILS

**Easy Sale Closes Wed  
15 Oct - ISP  
\$1.19M-\$1.29M**

#### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Patrick Skahill**  
0401 722 581

grandeur.

The sleek kitchen impresses with a central island bench with thick stone and return bar, quality appliances, window splashback, extensive cabinetry, designer lighting, and impressive butlers pantry.

The main bedroom is a luxurious affair, with a magnificent walk in robe / dressing room, and a beautifully appointed ensuite. Bedrooms two and three have built in robes and are positioned with immediate access to the equally well appointed main bathroom.

As you would expect from a home of this calibre, this one has all the trimmings and inclusions:

- Outdoor foyer area, before the indoor formal entry. Referred to as "the gatehouse" - ideal for welcoming and receiving guests, the secure delivery of parcels, and playing 'gatekeeper' to keep the uninvited or unwelcome away.
- Sound insulated media room with built in audio entertainment system.
- Oversize double garage with space for storage / shelving / workshop.
- Home office with built in workstation and shelving.
- 3 bedrooms with ceiling fans and built in robes.
- Two bathrooms and very well appointed powder room.
- Extensive quality cabinetry and storage.
- High end appliances, tapware, door hardware, flooring, and furnishings.
- Beautiful timber cavity sliding glazed doors to enable open plan and zoned living as preferred.
- Professional landscaping, covered courtyard alfresco / entertaining area with power, ceiling fan and ziptrak blinds.
- Heated pool with water fountain and colour changing feature lighting.
- Cost reducing solar system.
- Refrigerated heating and cooling system, ceiling fan, and ambient gas log heater.
- Professionally landscaped 561sqm corner block with rear personal access via Windsor Court.

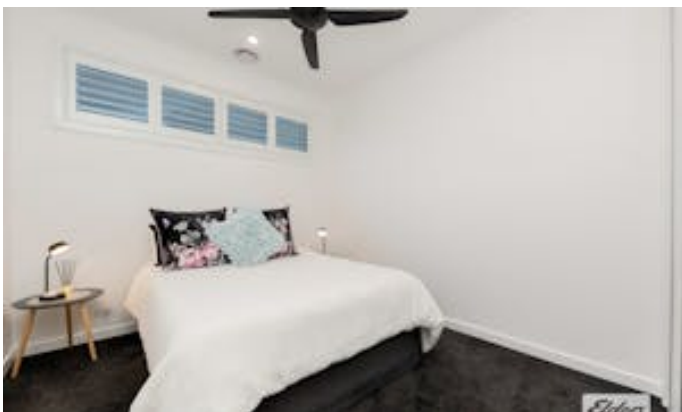
Ideally located in the coveted Kennington locale, with immediate access to a host of dining options, shopping and entertainment, schools, La Trobe University, and Kennington Reservoir. This is an impeccable home to be the envy of all.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 561.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









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