

37 Yaldwyn Street West West, Kyneton, VIC 3444

\$645,000 - \$705,000

House 3  1 



## Moments from Piper Street - Comfort, Convenience & Future Po

Perfectly positioned just moments from Kyneton's town centre and the celebrated Piper Street precinct, 37 Yaldwyn Street West offers an enviable blend of convenience, comfort and future potential in one of the town's most sought-after pockets.

**Open for Inspection**

By Appointment.

From the street, lush established gardens create a warm sense of privacy, with mature plantings providing shade and a leafy outlook that instantly feels like home. Inside, this easy-to-live-in three-bedroom brick veneer residence has been thoughtfully refreshed for modern living. An open plan lounge with reverse-cycle heating and cooling invites relaxed evenings, while a large, light-filled family meals area flows seamlessly into the stylish, practical kitchen - recently upgraded and perfectly suited to everyday meals, entertaining and family connection.

Three comfortable bedrooms, all with built-in robes, are serviced by a spacious, recently upgraded fresh central bathroom that completes the home's inviting feel.

At the rear, a generous and beautifully maintained garden opens up a world of lifestyle opportunity. Manicured, low maintenance and fully secure, it's ideal for children or dogs to roam freely, weekend entertaining, or simply enjoying the sunshine.

With ample space and a flexible layout, there is exciting scope to extend or add on over time (STCA), allowing the home to grow with you.

Set within easy walking distance of Kyneton's town centre, shops, schools and transport, and just around the corner from Piper Street's much-loved cafés, eateries and boutique stores, this is a location that truly enhances everyday living.

Whether you're a first home buyer, downsizer or investor, this is a home that offers comfort now, lifestyle every day and promise for the future.

Raine & Horne has taken reasonable care in compiling this information to ensure its accuracy. However, details such as property dimensions, pricing, location, and descriptions have been sourced from third parties and supplied to Raine & Horne. Accordingly, Raine & Horne does not guarantee the accuracy or completeness of this information and disclaims any responsibility for errors or omissions. We strongly advise prospective buyers to undertake their own research and verification of all details. For further guidance, please consult the due diligence checklist available through Consumer Affairs

### Listed By

Ken Grech  
Phone: (03) 5422 2678  
Mobile: 0418 509 710

