

## Table of Contents

- | [Property Photos](#)
- | [Property Details](#)
- | [Floor Plan](#)
- | [Live Google Map](#)
- | [Around the Area](#)
- | [About Us](#)
- | [Statement of Information](#)
- | [Useful Links](#)
- | [Agent Information](#)

## Property Photos

Swipe to view all Images



### 2 Kent Court, Darley VIC









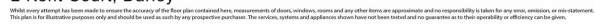














## Property Details



### LUXE FAMILY LIVING!

Situated in the highly sought after Grantleigh Estate, presents this stunning & meticulously presented family home with nothing left to do other than move in and enjoy! Packed full of upgrades and high end features, 2 Kent Court is bound to impress the growing family.

Comprising of 4 spacious bedrooms. The Master suite is grand on scale and is equipped with an abundance of wardrobe space and a luxe ensuite, featuring a double basin, stone benchtops, spa bath and double shower. The remaining 3 bedrooms positioned at the rear of the home feature ceiling fans, plantation shutters to Bedroom 3 & 4, Bedroom 2 has a built in robe whilst Bedrooms 3 & 4 are equipped with walk in robes.

The open plan kitchen, meals & living area is where the heart of the home lies. The kitchen offering a butler's pantry, 40mm stone island benchtop & stainless steel appliances. Adjoining to the kitchen, is the family living & dining area, a great space for entertaining.

Featuring 3 large living spaces including the family living zone, rumpus room at the rear aswell as the formal lounge, along with a study/home office which could also be converted to a 5th bedroom.

Externally, the property is positioned on a large 869sqm (approx.) allotment with a great backyard on offer. An outdoor alfresco, decked pergola area aswell a firepit space provide 3 great outdoor living zones to entertain family & guests all year round!

Some other exceptional features to mention include: 9 foot ceilings throughout, sheer curtains, double blinds, 3kw solar system, quality pendant lighting and reverse cycle ducted heating & refrigerated cooling.

Only a short walk away from the Lerderderg River Walking Track & Darley Park, aswell as being a short drive from Darley Plaza, Darley Primary School and Bacchus Marsh Golf Club.

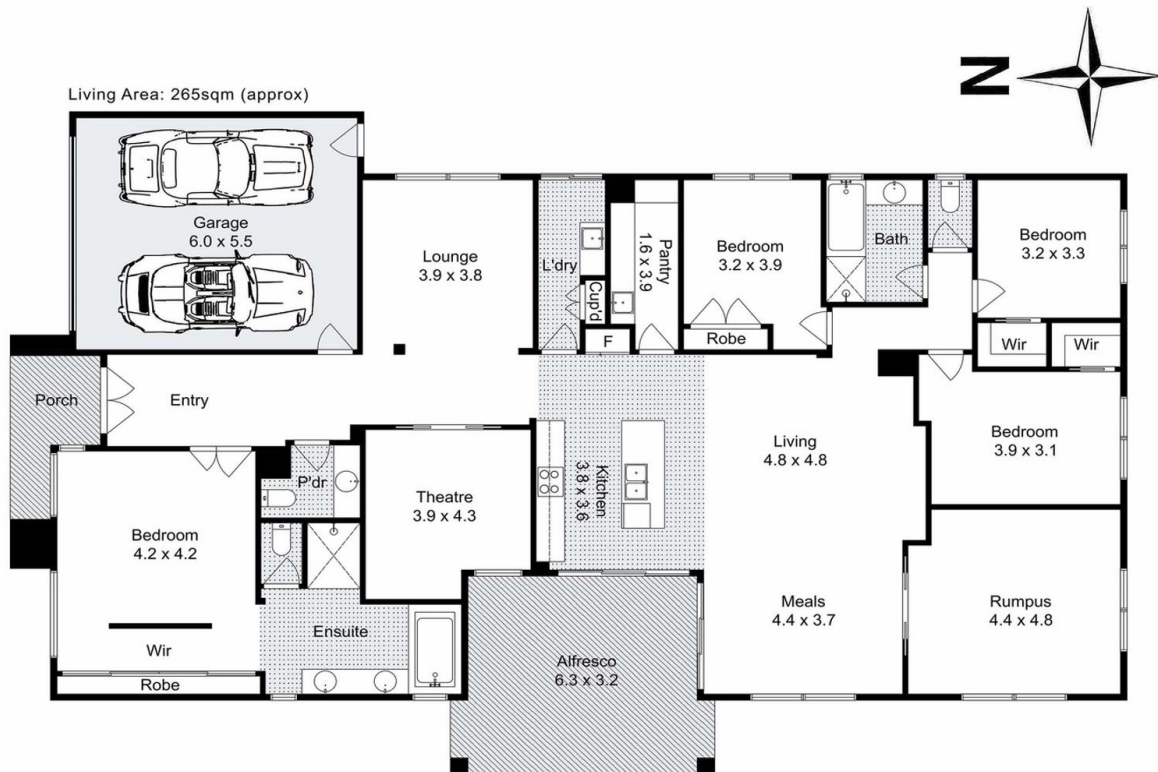
For more information and truly appreciate the elegance this home has to offer, please contact Mason Torney on 0427 940 085 to book your inspection today!

\$849,000 - \$899,000

**OPEN FOR INSPECTION (if no time below then please call for private viewing)**



## Floor Plan



### 2 Kent Court, Darley

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





**first  
national**  
REAL ESTATE  
Rayner

**Mason Torney**  
0427 940 085  
03 5366 3600  
mason@raynerfn.com.au

## Live Google Map





## Around the Area



## Bacchus Marsh

A town located just off the Western Freeway, approximately 50km west of Melbourne, midway between Melbourne and Ballarat in a fertile valley comprising of orchards and market gardens.

The township itself has a long history, dating back to the days when gold was first discovered in nearby Ballarat during the 1850s.

The main road into "The Marsh" is The Avenue of Honour which is lined by beautiful trees planted in honour of those serving our country in WW1. The Avenue is peppered with fresh produce outlets and leads directly to the main commercial precinct which includes fashion outlets, banks, health services including a hospital, hairdressers, cafes, takeaway food outlets and much more.

The Bacchus Marsh Train station is located in the Maddingley area of town with a V-Line service from Melbourne to Ballarat making the city commute a comfortable 45 minute trip. There is also connecting bus lines to the town centre as well as other residential areas.

Bacchus Marsh has 4 schools including 4 Primary, and 1 Secondary college and Bacchus Marsh Grammar

which caters from Prep -12.

Also a feature of Bacchus Marsh is its lovely outdoor recreational areas including the well known Maddingley Park Precinct. This fabulous family park consists of an adventure playground and is a favourite picnic area for locals and visitors.

Bacchus Marsh is also home to various sporting clubs including football, netball, cricket, tennis, soccer and many more.

Bacchus Marsh really does have the best of both worlds catering comfortably for everyday needs while keeping its "country town" charm. It is surrounded by a rich collection of state parks, national parks and waterways which offer bushwalking tracks and the opportunity to explore the scenic gorges and ranges in the area. There are also picnic spots along the Lerderderg River, Werribee River and at the historic bridge over Djerriwarrh Creek, just off the Western Highway. The Merrimu Reservoir, just a short drive north of town, offers BBQ and picnic facilities beside the water supply for towns in the area.

Attractions within town include the historic Court House, the Tudor-style Border Inn, the Blacksmith's Cottage, and a number of churches dating back to the 1800s. The Chicory Kiln, in Taverner Street, has been preserved since its construction in 1885 when chicory roots were roasted before being ground and added to coffee.

## Maddingley

Maddingley is a suburb of Bacchus Marsh. The locality consists of the portion of the Bacchus Marsh urban area south of the Werribee River.

Items of interest in Maddingley include the Bacchus Marsh railway station, Bacchus Marsh College, Bacchus Marsh Grammar School and the Maddingley brown coal mine. Maddingley Park including the Nieuwesteeg Heritage Rose Garden, is adjacent to the railway station.

The Bacchus Marsh Train station is located in the Maddingley area of town with a V-Line service from Melbourne to Ballarat making the city commute a comfortable 45 minute trip. There is also connecting bus lines to the town centre as well as other residential areas.

Maddingley has lovely outdoor recreational areas including the well known Maddingley Park Precinct. This fabulous family park consists of an adventure playground and is a favourite picnic area for locals and visitors alike.

Maddingley is also home to many sporting clubs including the Bacchus Marsh Lawn Tennis Clun, Bacchus Marsh Cobras Football and Netball Club and The Bacchus Marsh Cricket Club.

## Darley

Darley is a suburb of Bacchus Marsh, Victoria, Australia located directly north of the central area across the Western Freeway.

It is bordered by the Lerderderg River to the east, Korkuperrimui Creek to the west, Western Freeway to the south and Lerderderg State Park to the north. Darley is located on the rural urban fringe, the topography varies but is mostly undulating.



In recent decades Darley has rapidly grown and has become a major suburban area of Bacchus Marsh with a large number of housing estates and developments to the east south and north capitalising on Darley's proximity to the freeway.

The suburb is home to Darley Primary School, Pentland Hills Primary School, large sports oval (Darley Oval) home to the Darley Football Club, the Bacchus Marsh Golf club, IGA supermarket and small commercial centre on Albert Street.

Darley is also home to many walking and hiking tracks in the Lerderderg Gorge area and has spectacular views reaching all the way to the Melbourne city skyline on a clear day.

## Ballan

Ballan is Moorabools second largest town and is located 78km northwest of Melbourne. It is perfect as a change of pace from the hustle and bustle of city life. Ballan was originally settled by the 'Over Straiters' settlers who came across from Van Deimens land then Ballan became a service town for Cobb & Co. Coaches with changing over at 'Werribee Hut' resulting in an increase in the town's population. The Wester freeway connects Ballan to Melbourne in the East and Ballarat in the West. Another main road is the Geelong Ballan Road which connects Ballan to Geelong.

Ballan is serviced by its own Railway station which is part of the Ballarat V Line rail service which can have you at Southern Cross Station under an hour.

Ballan is a rapidly growing area and suits everyone from unit buyers to families looking for a home to small and medium acreage. Ballan has many local businesses, retail precinct, community groups and sporting clubs including football, lawn bowls and the Ballan Golf Club. It also keeps its historical charm with old style buildings including churches, The Mill House, Mechanics Hall and Courthouse.

Ballan has a Catholic and State primary school and has daily bus services to Bacchus Marsh and Ballarat secondary schools.

## About Us



First National Rayner has been a locally owned and operated business since 1997. There is over 150 years of combined real estate knowledge in our company. Our offices are open 6 days a week in both Bacchus Marsh and Ballan which is the only real estate company to do so in the Moorabool shire.

All agents live locally and are all involved in the community of Moorabool whether it be sport, community projects, volunteering or making our community a better place to live. Both sales and property management conduct open for inspections which we firmly believe will achieve outstanding results with your property.

Rayner First National take pride in placing our clients' needs first, going the extra mile to guarantee delivery of our promise – We put your first!

At Rayner First National our teams hard work and commitment have been recognised with a number of individual and office awards.



## Statement of Information

Please click on the link below to view our Statement of Information form for this property.

[Statement of Information](#)

## Useful Links

[Expressions of Interest](#)

[Due Diligence Checklist](#)

[Home Loan Calculator](#)



## Agent Information

This ebook gives you a good overview on 2 Kent Court Darley if you have any further questions please don't hesitate to contact me.

Regards,



**Mason Torney**  
**0427 940 085**  
**[mason@raynerfn.com.au](mailto:mason@raynerfn.com.au)**