

10 Julia Court, Pyalong, Vic 3521

House For Sale

Friday, 17 May 2024

B·HOME
REAL ESTATE

10 Julia Court, Pyalong, Vic 3521

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



Brooke Lal

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\$1,150,000 to \$1,250,000

This charming, character-filled homestead unites the timeless allure of yesteryear with a reimagined floor plan, generously proportioned and sure to tug on the heartstrings of the modern family. Immediately enchanting with soaring ceilings, feature leadlight windows, ceiling roses, solid timber floors and adorned with beautiful, ornate detailing throughout. Whilst the absolute showstopper is the stunning kitchen with stone benches, a walk-in-pantry, pressed metal splashback and stainless-steel appliances. This space connects seamlessly to both the dining, lounge, second living room and the huge alfresco with timber decking. This truly is the perfect place for those solo afternoon drinks after a long day at work, or for catering to many, when your friends and family come to visit. The enormous 12x12m* colorbond shed is great for tinkering on projects, additional vehicles, machinery storage, caravans, trailers or perfect for the tradie or home business operator. (STCA) Let your imagination run wild across the 2.5 acres* and perhaps gift the children the pony they have always wanted, plant the citrus and veggie gardens of your dreams, or simply just stop and soak in the views and peaceful surroundings. Whilst you feel as though you are a world away, you have the convenience of being within close proximity to the local townships of Broadford, Seymour and the thriving hub of Kilmore, which is just under 20 minutes away* and is on the school bus route. For those Melbourne commuters, needing CBD access, rest-assured as you are only one hour and 15 minutes* drive away. Pyalong itself is characterised by its wide-open spaces, the magnificent Mollisons Creek with historic trestle bridge, and the nearby rolling hills that paint an unforgettable picture. This is all combined within a welcoming community atmosphere that features a local primary school, golf course and general store, which cements your idea of a wonderful place to call 'home.' With a long list of an extras that include, four over-sized bedrooms, two lovely bathrooms, a laundry and ducted heating and cooling. All in all, we just know you will be impressed. It's time to indulge in the life you've worked so hard to achieve! Please make contact immediately for further discussion and inspection. * Denotes approximately

In summary:

- The Practicals -Multi phase power to the house
- A 12x12 American Barn Style Shed; with an extended height of 5.5mtrs (approx) to apex
- Ample car parking adjacent to house and shed
- A Tea drop driveway with crushed rock that has been steam rolled to front of the house and shed
- The Outdoors -3 adjoining paddocks -Landscaped yard -Front porch with hardwood decking -Large hardwood deck with glass balustrade to the rear of the house and views to the North, East & West -Reclaimed red brick paved area
- The House -Federation period details all throughout inc: 10 foot high ceilings (3050mm) Picture rails throughout Led Light windows Double hung windows Decorative architraves and skirting throughout Decorative timber window frames and a decorative fire place
- Ceiling roses Federation era pendant light and light fitting
- The Kitchen -Quality built with full height cupboards and soft close drawers (polytec thermo-laminated doors and drawer fronts) -Blum soft closing drawer runners and hinges -20mm stone benchtops in kitchen and walk in pantry -Bench space, Powerpoints and microwave space in WIP
- Schweigen silent undermount rangehood with Isodrive external motor (1600 cubic m/hr extraction capacity) = quiet & powerful
- Westinghouse WFEP915SB 90cm dual cooker with pyrolytic oven (connected gas cooktop) -Pressed metal splashback -Frankie large double undermount sink with retractable sink mixer
- Further Attributes -North East facing living zone -4 large bedrooms, 3 with BIR robe with full height cupboards -Hardwood timber flooring throughout hallway/living -Premium wool loop pile carpet to bedrooms -Underfloor ducted reverse cycle heating and cooling
- Oversized 10 kw reverse cycle split system to living/dining

** This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information. **