

**31 Emmaline Drive, Maiden Gully, Vic 3551**



**Sold House**

Saturday, 13 April 2024

**31 Emmaline Drive, Maiden Gully, Vic 3551**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 11**

**Area: 4278 m2**

**Type: House**



Darren Waters

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## Contact agent

Welcome to "Julaw", a fantastic family home on over an acre of land (4,278Sqm) situated in a highly sought after location of Maiden Gully. Nestled amongst other quality homes, the residence offers a serene retreat for those seeking space, comfort and style in a semi-rural setting. Be prepared to be "wowed" by the sheer size of the living spaces. The open plan kitchen/dining/living space is massive! The timber kitchen features an electric oven, gas cooktop, dishwasher, plenty of cupboards & bench space, built in pantry and a fridge space that will fit a super-sized fridge. The adjacent dining area will easily cater for a sizable dining table, there is a ceiling fan, split system & a wood heater for heating and ambience. The living space is a great place to relax with views over the front garden. The family room is also huge, this room has many uses; formal dining and lounge, maybe a games room with a pool table, the choice is yours. There is no doubt that this home can cater for the largest of family gatherings. The bedrooms are located in a separate wing of the home. There are four bedrooms, master bedroom with 3-piece ensuite, walk in robe, ceiling fan and split system. The other three bedrooms all have built in robes and share the family bathroom that has a shower, bath and vanity. There is a separate toilet and laundry nearby. Other notable features are evaporative cooling, quality drapes and pelmets and all windows have a garden view. Moving outside through glass sliding doors to the undercover alfresco/entertaining area, perfect for year-round entertaining or simply enjoying your morning coffee while overlooking your sprawling backyard. Once again, this area is huge and measures 18m x 5m, it is paved and has a fernery at one end. Got cars, boat, caravan or extra vehicles to store? No problems here with enough space to store 11 vehicles under cover! Tinkerers and tradies will love the abundance of shedding space, providing room for all your tools and equipment. There is a 6m x 6m enclosed carport with auto door, beside the house which provides access to a 10m x 7.5m carport; ideal for storing extra vehicles or for large family get togethers, hosting an outdoor Xmas party, etc. Attached to the carport is a 10m x 7.5m shed that has a concrete floor and power; perfect for secure storage or as a workshop, etc. There is also a 7.5m x 6m shed with gravel floor, a 7.5m x 4.5m caravan port, plus sundry shedding ideal for the garden tools, wood storage, etc. There is no lack of water storage here as well. Four tanks in the rear yard can store almost 100,000 litres, plus two more tanks in the front yard can store another 90,000 litres. There are 2 pressure pumps to transfer the water around the property. Other outdoor features worth mentioning are 14 solar panels installed to help with the power bills, beautifully maintained gardens with trees that have been selected to provide shade in summer and to let light in through winter and rustic garden art. To really appreciate this quality-built home, with plenty of space for the family, excellent shedding and infrastructure, you need to see it for yourself. Don't delay, call Darren today for more details or to arrange your private inspection.