

**35 Emu Court, Pomonal, Vic 3381**

**House For Sale**

Saturday, 23 December 2023



35 Emu Court, Pomonal, Vic 3381

**Bedrooms: 3**

**Bathrooms: 1**

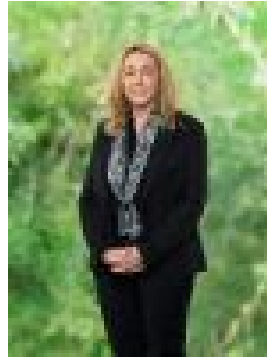
**Parkings: 3**

**Area: 1 m2**

**Type: House**



Adam Walker  
0353522303



Hayley Cox  
0353522303

## **Auction - 24th January, 2024 at 6pm**

Auction 24th January, 2024 to be held at the Ararat Oval Community Centre, Ararat Oval Precinct, Ararat, 3377 from 6pm. Bidding registration from 5:30pm on Auction night. Nestled on the outskirts of the charming Pomonal in the breathtaking Grampians region, this family home offers an idyllic setting for raising children, surrounded by 4.1 acres of picturesque landscape with the majestic Grampians as a stunning backdrop. The sizable period home welcomes you with a wide entry featuring a charming period door with a leadlight window, impressive 3.3m ceilings. Inside, discover three huge bedrooms, two equipped with robes, while the spacious kitchen boasts solid timber cabinets and electric cooking facilities. The living spaces are both ample and inviting, with a spacious lounge featuring decorative ceilings and a split-system for comfort, and a separate family room enhanced by a wood heater and French doors leading to the decked verandas that gracefully wrap around most of the home. A generously sized separate dining room provides an ideal space for family gatherings, while the family bathroom includes a separate toilet for added convenience. Practicality meets comfort with a walk-in storage cupboard, town and tank water options, and the serenity of a private bush setting. The property also features a double carport, ensuring covered parking, and two garden sheds, one measuring 6m x 3m, offering ample storage for tools and equipment. This residence epitomizes the perfect blend of spacious interiors, natural beauty, and rural tranquility, creating an inviting haven in the heart of the Grampians. Don't miss the chance to call this picturesque property your family's home.