



14 Holmes Court, RUTHERGLEN, VIC 3685

'Emmaville' – A Warm & Welcoming Family Home on a Large Rutherglen Block

Set on a generous, established block, Emmaville offers a blend of comfort, practicality and country charm. Built in the mid-1990s and thoughtfully updated over time, this inviting three-bedroom home with a dedicated study provides relaxed family living in a peaceful court location close to Rutherglen's wineries, schools and town amenities.

Bathed in natural light, the home captures the northern winter sun through large windows, naturally warming the living spaces throughout the cooler months. Inside, a combination of vinyl and tile flooring creates a warm, low-maintenance environment designed for everyday convenience.

Year-round comfort is assured with ducted air-conditioning, underfloor heating, a wood heater, and multiple split systems, while the recently renovated ensuite adds a fresh modern touch to the master suite.

The kitchen is well equipped with gas cooking, an electric oven, and electric hot water, with easy flow to the dining and lounge areas. Town water, a septic system, and a rainwater tank provide practical flexibility for household and garden use.

Outdoors, the established gardens provide privacy and colour through the seasons,

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TYPE: For Sale

INTERNET ID: 300P189299

SALE DETAILS

\$995,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

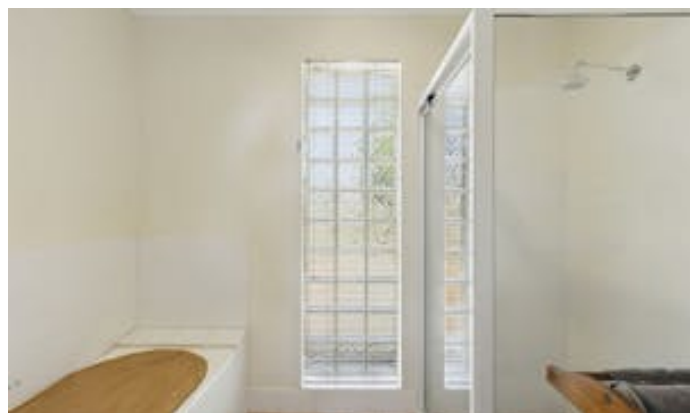
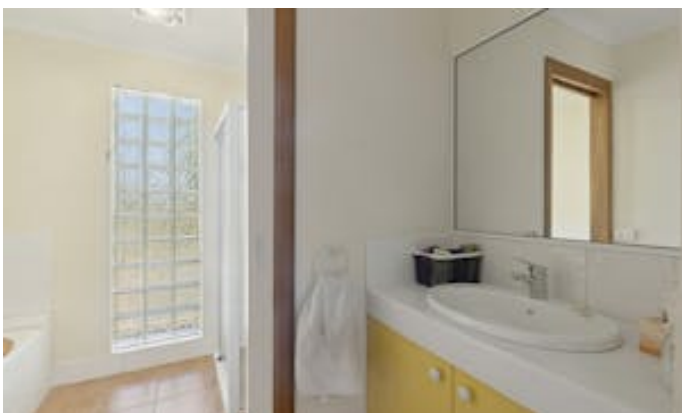
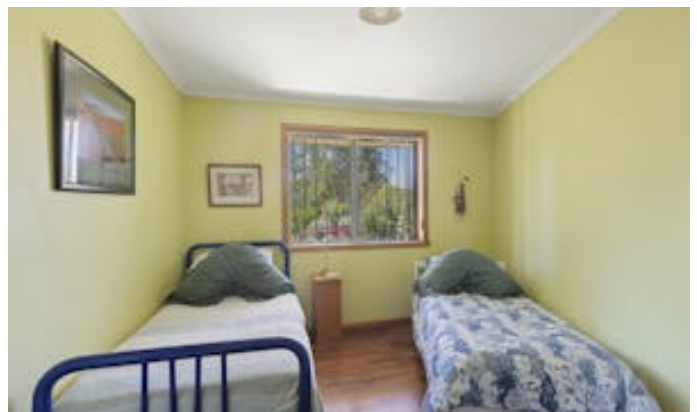
Dave Colvin
0407 500 239

while the dog-proof yard ensures pets are safely contained. A further feature is the 10m x 8m storage shed, complete with solar panels on the roof, providing excellent workshop, vehicle, or hobby space plus added energy efficiency.

Key Features

- Three bedrooms plus study
- Renovated ensuite to master
- Ducted air-conditioning, underfloor heating, wood heater & split systems
- Vinyl and tile flooring throughout
- Gas cooktop, electric oven & electric hot water
- Town water, septic system & rainwater tank
- Large windows capturing northern winter sun
- Dog-proof fenced yard
- 10m x 8m shed with solar panels
- Established gardens on a large block
- Quiet court location
 - Land Area 2.5 acres
 - Bedrooms: 3
 - Bathrooms: 2
 - Double garage
 - Floorboards

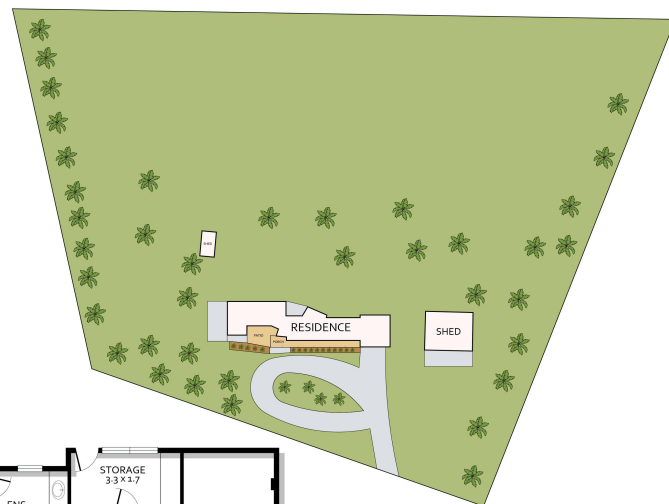








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