



## 7 Sentinel Court, HALLS GAP, VIC 3381

Don't wait any longer - this one is something special!

Set in a quiet court location with unsurpassed views of the Grampians Mountain Range, this lovingly cared for western red cedar home on 1255 m2 approx. is sure to delight.

Offered to the market for the first time in many years, this property would be ideal as a permanent residence, an income producing short stay accommodation option or perhaps your very own holiday home.

The home boasts an elevated veranda across the front, providing the perfect spot for you to sit and enjoy a morning coffee while you take in the picturesque mountain views, native wildlife and birdsong.

Featuring an open plan design, the kitchen, dining and living area is just stunning with it's timber lined cathedral ceiling, timber panelling, full length windows and cosy combustion heater. The living and dining space is warm and inviting, while the nicely designed kitchen offers electric appliances, plenty of bench and cupboard space and a handy dish drawer. Separated by the central living space, the theme continues with two spacious king bedrooms featuring raked timber ceilings and timber wall panelling. Both bedrooms include sliding door access to the front veranda, highlight windows, ceiling fans, a built in robe and easy access to the nearby bathrooms with one including a corner spa bath. Ensuring comfort all year round, the climate is controlled by a split system air-conditioner, wood heating, ceiling fans, block out drapes and external window awnings.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 64P2526

### SALE DETAILS

**\$530,000 - \$560,000**

### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

Externally the features continue with a raised deck overlooking the well-maintained cottage and native garden, a single carport with under cover ramp access to the home, small workshop / garden shed, concealed wood storage, a potting station, raised vegie planters and plenty of space for your visiting family and friends to park their caravans while they visit.

Located approximately 3 hours from Melbourne, Halls Gap continues to be a major tourism draw card with fabulous local attractions such as award-winning wineries, micro breweries, world class restaurants, Grampians Peak Trail, walking and bike tracks, gourmet food and wine festival, weekend markets and the Halls Gap Zoo.

All this and more awaits you at this feature packed Grampians property â## be sure to assert your interest early and contact the listing agent Linda Fry on 0484 022 203 to arrange your private inspection today.

Other features: Area Views, Spa

- Land Area 1,255.00 square metre
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1
- Single carport







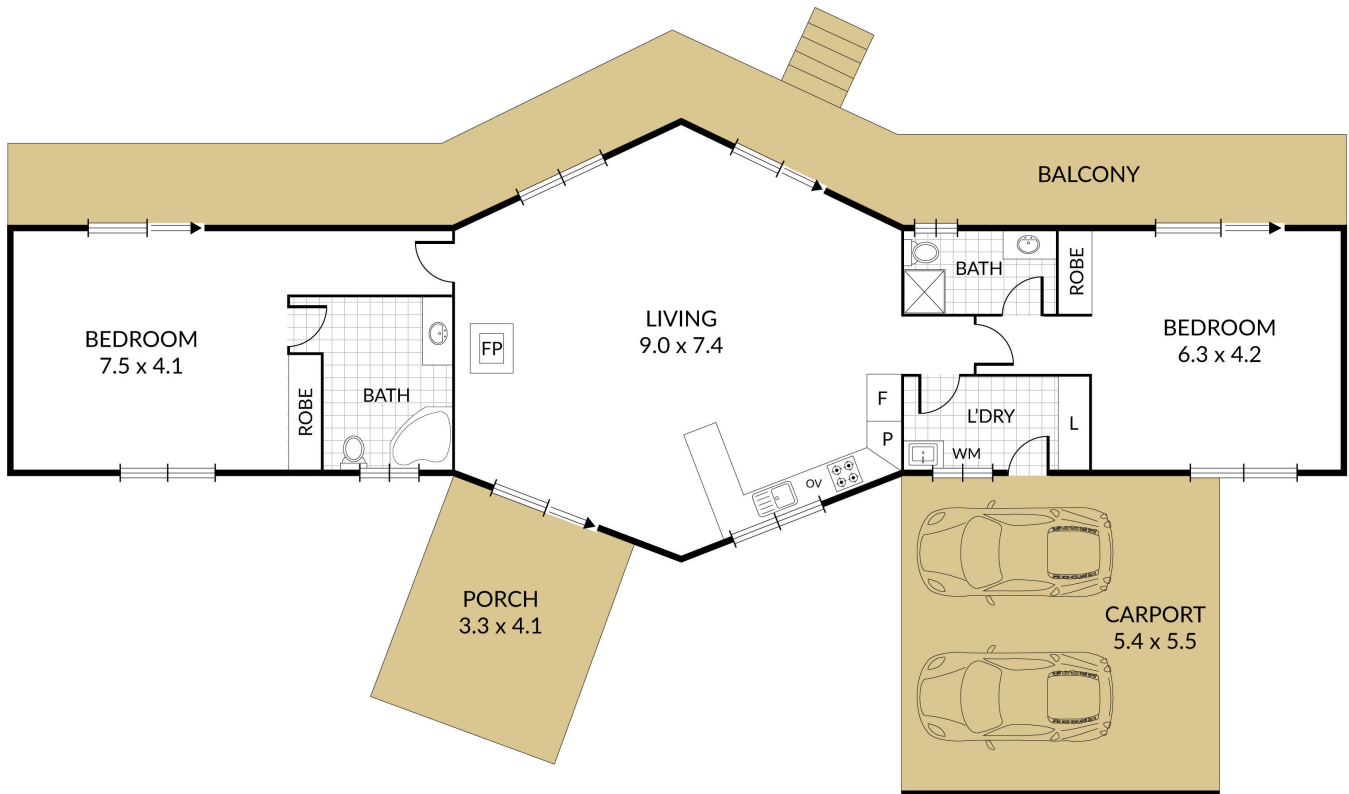






Internal 135m<sup>2</sup> External 77m<sup>2</sup> Total 212m<sup>2</sup>7 Sentinel Court, **Halls Gap**

2 x 2 x 2 x



Elders

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.