



1 Mulcahy Road, ARARAT, VIC 3377

First Time Offered – Architecturally Inspired Home on Nearly an Acre in Prime West End Location

Elders is proud to present to the market for the very first time, 1 Mulcahy Road, Ararat – a truly special home that combines timeless architectural character with generous space, privacy, and a semi-rural outlook, all within walking distance to Ararat's vibrant CBD, schools, and local amenities.

Set grandly on an impressive 3,465m² corner allotment in the sought-after west end, this much-loved residence has been meticulously cared for by its original owners. Surrounded by established park-like gardens that have featured in local open garden days, the home immediately impresses with its peaceful setting, sealed bitumen driveway, and private, leafy surrounds.

Step inside and you're welcomed by soaring exposed timber raked ceilings and a sense of space that only comes from considered, architectural concepts. The layout is free-flowing and functional, with multiple light-filled living zones oriented to capture the warmth of the northern sun through large double-glazed windows. The formal lounge features a cosy open fireplace and an inviting atmosphere perfect for quiet evenings or entertaining guests.

At the heart of the home is a beautifully renovated kitchen, finished with quality fixtures and fittings, modern cabinetry, and a stylish inbuilt gas log fireplace that brings warmth and ambience to the open-plan sitting and meals area. Toward the rear of the home, a second living zone currently set up as a billiard room provides a versatile space for

TYPE: For Sale

INTERNET ID: 64P4193

SALE DETAILS

\$795,000 - \$830,000

CONTACT DETAILS

Ararat

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family fun or relaxed entertaining, making the home ideal for interactive family living.

The master suite is a true retreat, featuring mirrored robe doors that reveal a walk-in robe, and a thoughtfully updated ensuite with a luxurious walk-in shower and floor-to-ceiling window overlooking a private garden space. Two further bedrooms include built-in robes, while a separate home office with calming garden views offers the flexibility to be converted into a fourth bedroom if required. A centrally located family bathroom includes a full-size bath, shower, large vanity, and skylight.

Throughout the home, modern comforts are seamlessly integrated, including ducted gas heating, evaporative cooling, new carpet in the lounge, floating laminate flooring, a 5kW solar system with two batteries, and a full security camera setup.

Outside, the property continues to impress with a double remote garage, a spacious undercover alfresco area complete with built-in BBQ and power, and a range of thoughtful inclusions for those who love the outdoors. There's side access for extra vehicles or caravans, areas of synthetic grass for easy care, raised vegetable gardens, fruit trees, two water tanks with a pressure pump, and a large powered 6m x 9.4m workshop along with an additional 6m x 9m shed for further storage or vehicle accommodation.

This home offers the rare combination of generous land size, architectural charm, and modern convenience in one of Ararat's most desirable locations. Whether you're upsizing, retiring, or simply looking for space and lifestyle without compromising on access to town, 1 Mulcahy Road is a standout opportunity.

Enquire today to arrange your private inspection and experience the warmth, space, and quality this home has to offer.

Other features: Close to Schools, Close to Shops

- Land Area 3,465.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite









Internal 253m² External 3212m² Total 3465m²

1 Mulcahy Road, **Ararat**



3 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.