

## 91 Tatyoon Road, ARARAT, VIC 3377

### 'Amaroo' – Lifestyle, Character and Space on the Edge of Town

Elders Real Estate Ararat is proud to present 'Amaroo' to the market, a warm and inviting family home set on approximately 3.6 acres right on the fringe of town. This charming double brick property offers the perfect blend of space, privacy and lifestyle, with a peaceful semi rural outlook that will appeal to semi retirees, young families or anyone wanting room to move and enjoy the great outdoors.

Set well back from the road, the home is accessed by a beautiful tree lined driveway that creates a sense of arrival and privacy. The north facing orientation floods the main living areas with natural light, while the established trees and gardens add to the relaxed and private setting.

Stepping inside, you're greeted by the character and charm of a lovingly cared for home that carries a distinctive 1980s vibe. Exposed brick walls, timber lined ceilings and raked timber features give the home warmth and a sense of space that is both unique and welcoming. The layout is flexible and functional, with large windows in the main living area that make the most of the northern light and garden views.

The kitchen is practical and full of country charm with timber cabinetry, electric cooking, a dishwasher and good bench space, flowing easily to the main living and dining area. A second living space offers more room to spread out, with built in cabinetry and the perfect zone for formal dining or a quiet reading nook. A larger third living room at the far end of the home also features built in storage and a reverse cycle split system,

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**TYPE:** For Sale

**INTERNET ID:** 64P4327

#### **SALE DETAILS**

**\$695,000 - \$720,000**

#### **CONTACT DETAILS**

##### **Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

##### **Michael Fratin**

0409 184 572

creating a great space for family gatherings or a separate retreat.

Comfort is well covered with electric underfloor slab heating, a ducted evaporative cooling system. The three bedrooms are all generously sized with built in robes, while the master bedroom includes an ensuite. The central bathroom is neatly presented and includes a shower over bath and toilet, catering well to family living.

Outside, the low maintenance synthetic turf front yard is perfect for those wanting a neat and tidy space without the upkeep. There's a solid double brick garage with electric roller doors, a single carport, and plenty of open space to extend the home or add extra shedding if needed. Two 30,000 litre water tanks are connected to the house, alongside town water for convenience. At the rear of the block, an old red brick dairy still stands, full of character and potential to convert into a studio or workshop.

'Amaroo' offers a rare opportunity to secure a versatile lifestyle property filled with character and surrounded by peaceful rural charm. Whether you're looking to settle down, raise a family or simply enjoy a quieter pace of life with room to grow, this is a property that offers endless possibilities.

Contact Elders Real Estate Ararat today to arrange your private inspection. Properties like this don't come along often.

- Land Area 3.6 acres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3











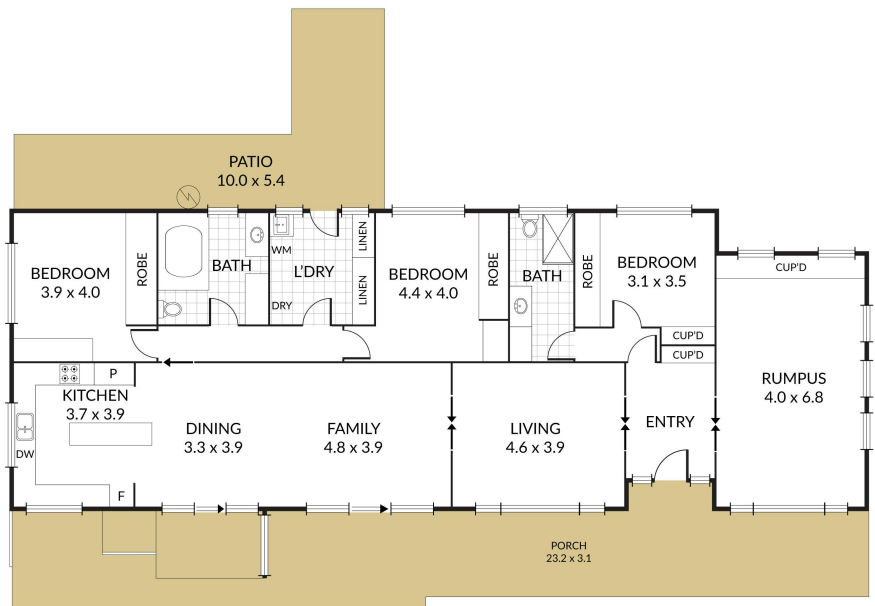
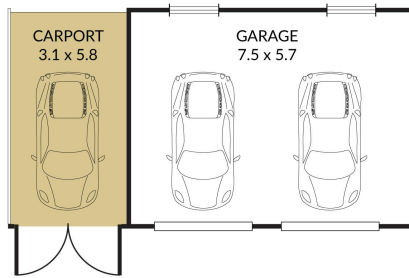






Internal 178m<sup>2</sup> External 154m<sup>2</sup> Total 332m<sup>2</sup>91 Tatyoon Road, **Ararat**

3 x 2 x 3 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.