



13 Barkly Street West , ARARAT, VIC 3377

Charming Home - Centrally Located

First time to the market, what a transformation this stunning mid-century brick veneer home has had boasting modern updates while retaining its original charm. Located only a short walk to Ararat College and the CBD, set back from the road on a substantial 1013sqm block (approx) This residence has dual road access with potential for future subdivision (STCA)

Inside the home your greeted with a formal entry and lovely polished hardwood floorboards that flow to the formal lounge through double doors boasting a light filled north facing aspect, open fireplace and wall mount air conditioner. Moving through another set of double doors is the large dining area with polished timber floors and views to the backyard, all connecting seamlessly with the retro style kitchen that makes transferring meals to table easy, featuring good storage and bench space for meal preparation, gas cooking and views over the backyard. All 3 bedrooms are spacious and feature built in robes, with the rear bedroom connecting with the second living area and would make an ideal parent or teenagers retreat. The home is well serviced by the central and updated family bathroom with free standing bath, vanity and shower. The home oozes old world charm with generous proportions, high ceilings and plenty of natural light.

Additionally, the home features a gas space heater, security shutters on the front

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: 64P0292

SALE DETAILS

\$495,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin

0409 184 572

windows, a single brick garage with rear workshop, established and well maintained gardens all set on a large allotment with great potential.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,013.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards





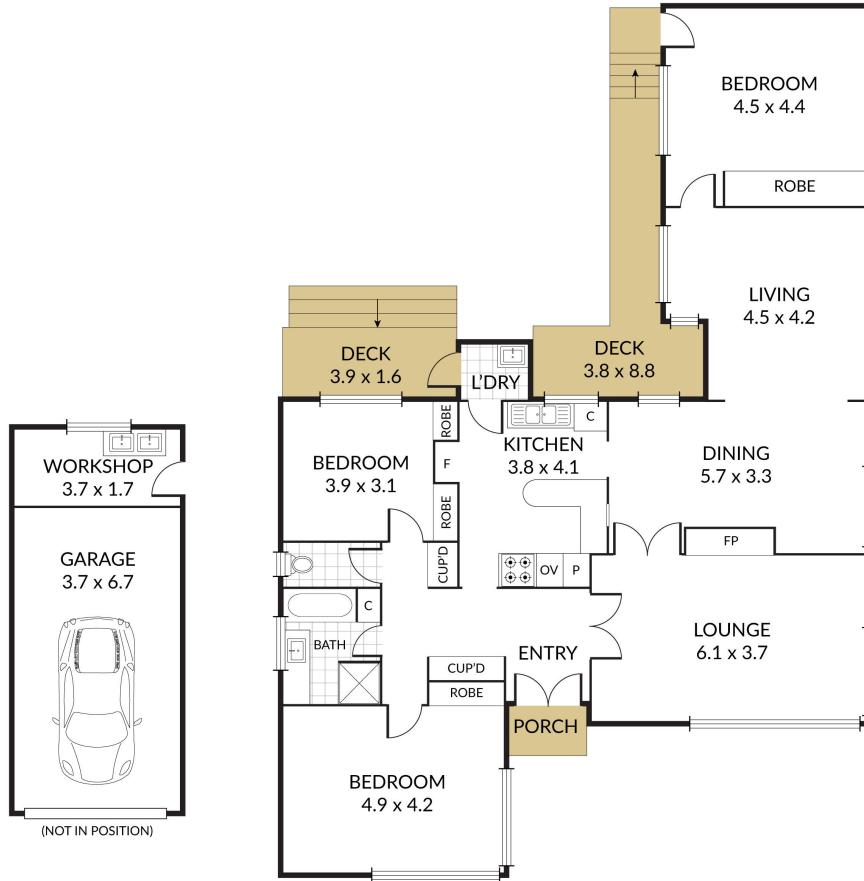


Internal 148m² External 58m² Total 206m²

13 Barkly Street West, Ararat



3 x 1 x 1 x



(NOT IN POSITION)



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