



## 15 View Point, ARARAT, VIC 3377

### Charming Central Californian Bungalow with Exceptional Shedding

Well positioned in one of Ararat's most convenient and sought-after central locations, this charming Californian bungalow offers the perfect combination of period character, everyday comfort, and exceptional shedding. Just a short stroll from the Ararat CBD, popular caf  s, supermarket, schools, and local amenities, the property delivers an enviable lifestyle with everything close at hand.

Behind the low-maintenance steel-clad exterior lies a residence rich in character, showcasing many of the features such as, High ceilings, decorative cornices, generous room proportions, and beautiful natural light create a welcoming atmosphere throughout.

The Home comprises three well-sized bedrooms, with two offering built-in robes. The master bedroom is a complete with its own split system and ceiling fan, ensuring year-round comfort. Centrally positioned, the family bathroom is both practical and spacious, featuring a shower, bath, vanity, and toilet.

The heart of the home is the inviting lounge room where a lovely bay window provides a charming focal point and allows sunlight to stream in throughout the day. Combined with ceiling fans and a split system, this space offers a comfortable setting for relaxing

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:** For Sale

**INTERNET ID:** 64P0326

#### SALE DETAILS

**\$440,000 - \$460,000**

#### CONTACT DETAILS

**Ararat**

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ARARAT, VIC  
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**Michael Fratin**

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with family or entertaining guests. Toward the rear of the home, the functional kitchen includes a breakfast bar and ample storage, adjoining a generous dining area that provides plenty of space for everyday meals and family gatherings and also includes a split system.

Stepping outside, you'll discover an undercover tiled alfresco area that extends the living space and creates the perfect setting for weekend barbecues, outdoor dining, or simply enjoying a quiet morning coffee. The generous allotment is securely fenced and benefits from valuable rear lane access, while an electric sliding gate provides convenient vehicle entry to the backyard.

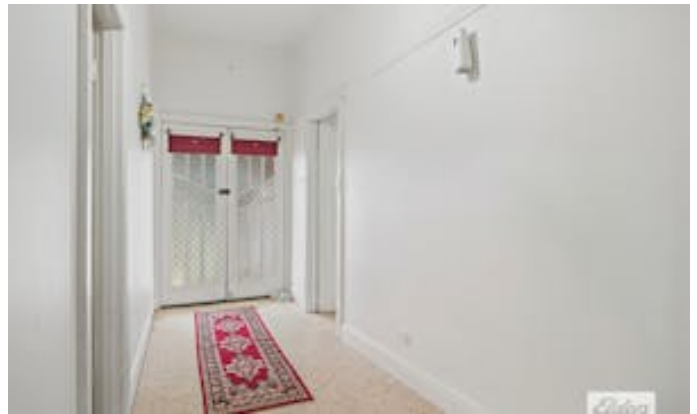
A true highlight of the property is the impressive four-bay Colorbond shed. Fully powered and equipped with split system air conditioning, this outstanding space offers endless possibilities for tradies, car enthusiasts, hobbyists, or anyone seeking a substantial workshop and storage solution. With three roller doors and excellent accessibility, it's a feature rarely found in such a central location.

Completing the package are concrete pathways, a water tank, a single carport, and a beautifully maintained rear yard that has been designed for easy upkeep, allowing you to spend less time on maintenance and more time enjoying everything this wonderful property has to offer.

Well suited to investors or First home Buyers, This home Offer character, convenience, and exceptional versatility, and is a rare opportunity to secure an affordable quality home in a tightly held central location.

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

- Land Area 643.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport





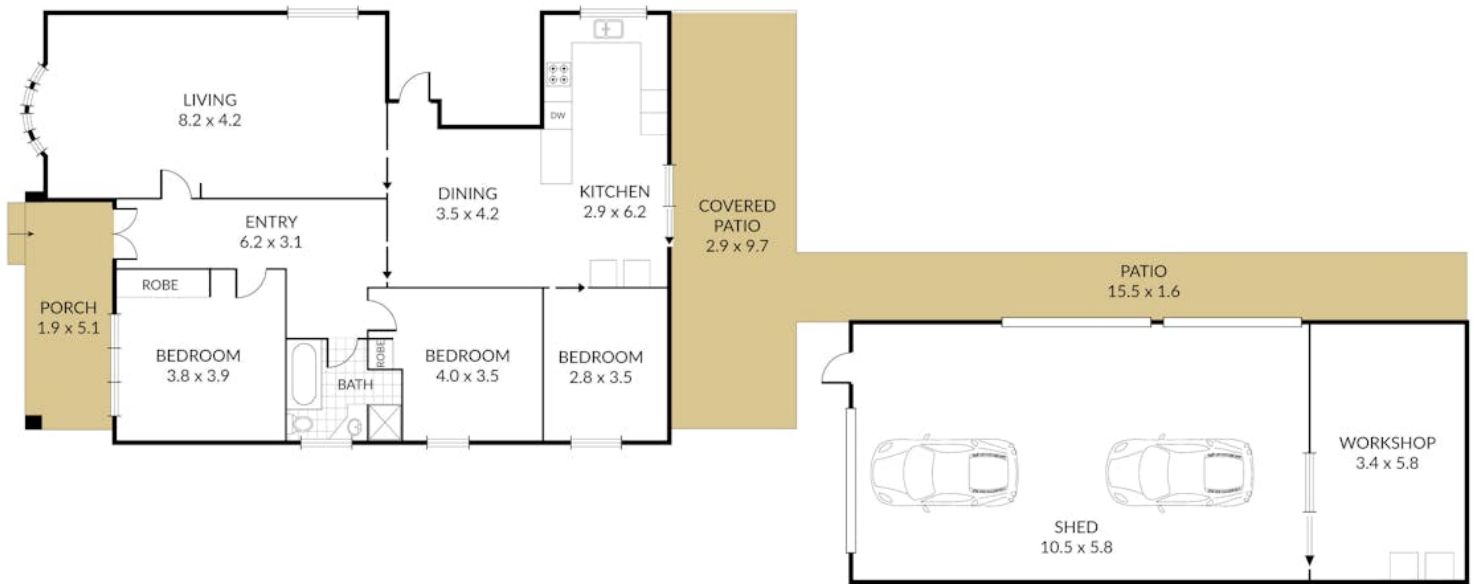


Internal 123m<sup>2</sup> External 145m<sup>2</sup> Total 268m<sup>2</sup>

15 View Point Street, **Ararat**



3 x 1 x 2 x



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