



33 High Street West , ARARAT, VIC 3377

Renovated West End

Located in an elevated west end position and completely renovated inside this 3 bedroom clad home provides modern and updated living options on a low maintenance allotment. Inside the home you'll be welcomed with a fresh look and striking hardwood timber floors to the open plan living and kitchen area. Well appointed throughout, the designer kitchen features stainless appliances, integrated dishwasher and stone benchtops, while the living area boasts a decorative gas log fire with mantle as the focal point. The 2 main bedrooms are conveniently located with built in robes, new carpet throughout and close to the renovated main bathroom that caters for the whole family. The 3rd bedroom is positioned to the rear of the home while the laundry area features a second toilet which is a handy inclusion. To ensure year round comfort the home has been well lit with LED downlights, features quality window furnishings throughout and has been fitted with both gas ducted heating and a split system heating/cooling unit. Outside has secure fencing and 6m x 7m tradesman shed with concrete floor and 2 auto lift roller doors.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Close to Schools

TYPE: Sold

INTERNET ID: 64P2047

SALE DETAILS

\$395,000 - \$425,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

**Elders Real Estate Ararat
and Stawell**

- Land Area 609.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Air Conditioning



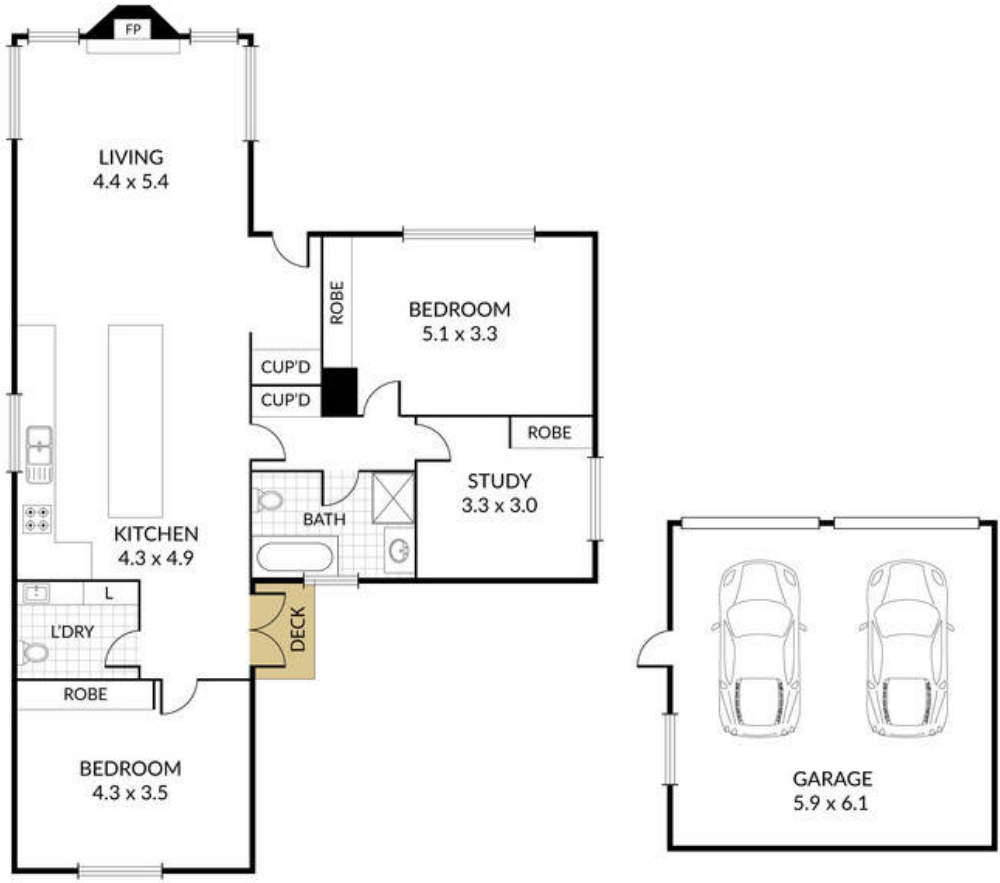


Internal 144m² External 2m² Total 146m²

33 High Street West, **Ararat**



2 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.