



## 33 Brewster Road, ARARAT, VIC 3377

### Prime Position 1 acre With Mountain Views

With unparalleled views and unlimited potential Elders Real Estate is excited to bring to you this unique opportunity to acquire a quality home on approx 1 acre in the tightly held and desired west end. The well maintained 3 bedroom home oozes original charm and a retro feel from the 60's and designed to maximise the outstanding views over Ararat and out to Mount Langi Ghiran with large windows from the living and dining area. Set on 2 levels, Inside has 3 good size bedrooms with the main connecting to the patio area via a sliding door, the bathroom consists of a separate toilet and shower room. The living area has an eclectic mix of brick, timber wall lining, built in bar and large light filled windows and provides a lovely space for relaxing and entertaining and connects well with the dining area and kitchen which both have views. The kitchen has electric cooking and Laminex benchtop. The lower level is a real surprise packet via the spiral staircase to a large rumpus/second living area boasting a sauna room, second bathroom and amazing wine cellar that could host dinner parties for large groups. Outside has an elevated patio area, double carport, workshop, established trees and all set on approx 4488 sqm (2 allotments) presenting the astute investor an opportunity for further development (STCA). A rare and exciting opportunity, contact the selling agent today.

- Land Area 4,400.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2

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:** 64P2546

#### SALE DETAILS

**\$690,000 - \$730,000**

#### CONTACT DETAILS

**Ararat**

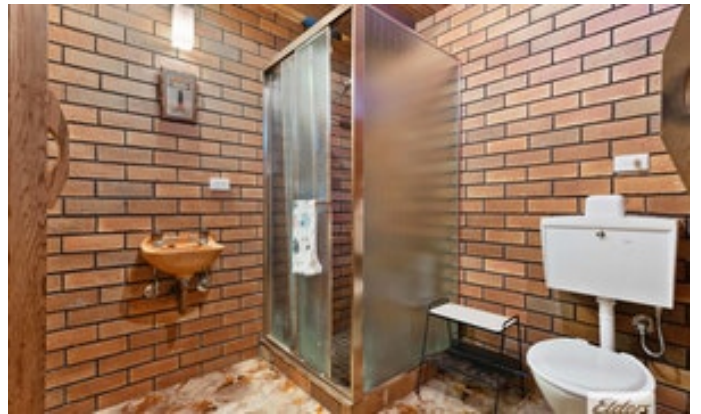
167 Barkly Street  
ARARAT, VIC  
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**Michael Fratin**

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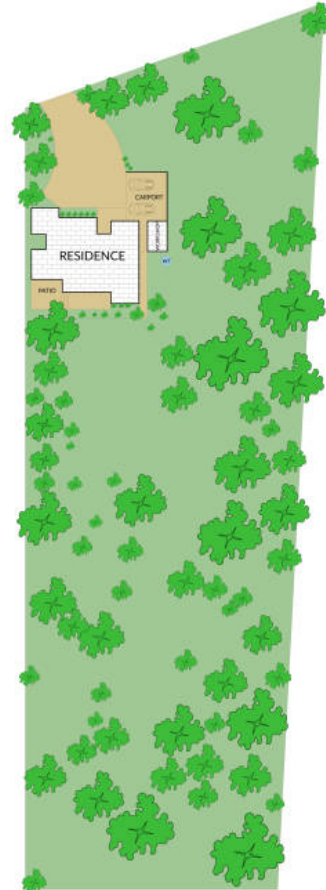
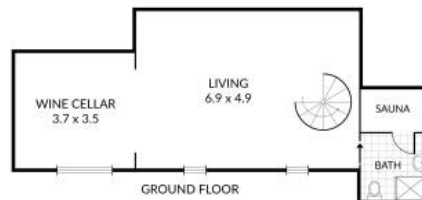


Internal 234m<sup>2</sup> External 4254m<sup>2</sup> Land Size 4488m<sup>2</sup>

33 Brewster Road, **Ararat**



3 x 2 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.