



## 45 McLellan Street, ARARAT, VIC 3377

### Fabulous family entertaining home

Set on an approx 910 sqm corner block, this wonderful family home will suit existing or growing families. Features outside include carport, powered shed, 3 water tanks, covered deck with views, 2nd large entertaining area with weatherproof blinds and established gardens. Inside has evap A/C throughout and a large living/rumpus room with wood heating, bar, timber-lined ceiling, ceiling fan, and a slate-based pool table and overhead light included. Updated kitchen with gas cooktop and oven, dishwasher, room for dining and potential butler's pantry off the kitchen. Lounge room with gas heating, bathroom has been renovated and is wheelchair compatible, 3 bedrooms with 2 having B.I.R's. Great opportunity to own an established well cared for and loved home, call the selling agents today to organise your inspection.

Other features: Carpeted

- Land Area 910.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport
- Air Conditioning

**TYPE:** Sold

**INTERNET ID:** 64P2611

#### SALE DETAILS

**\$440,000 - \$480,000**

#### CONTACT DETAILS

**Ararat**

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