



## 1/16 Tobin Street, ARARAT, VIC 3377

### Charming Central Home – Walk to Everything!

Perfectly positioned in one of Ararat's most convenient locations, this charming three-bedroom home combines timeless character with modern comfort. Set within easy walking distance to the CBD, supermarkets, schools, and public transport, it offers an effortless lifestyle for both owner-occupiers and investors alike.

Inside, you'll find 3.2m ceilings that enhance the sense of space, a welcoming lounge with a large picture window, and a light-filled modern kitchen that blends practicality with style. Comfort is assured year-round with gas heating and a split system air conditioner. The updated bathroom features a large walk-in shower, and a rear laundry adds everyday convenience.

Outdoors, enjoy a covered patio and a secure low-maintenance yard with single carport.

Currently leased at \$340 per week until July 2026, this property presents a ready-made investment or a comfortable future home in the heart of town.

Don't miss this charming opportunity! Contact Linda Fry today on 0484 022 203 to

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:** 64P2716

**SALE DETAILS**

**\$289,000 - \$299,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**  
0484 022 203

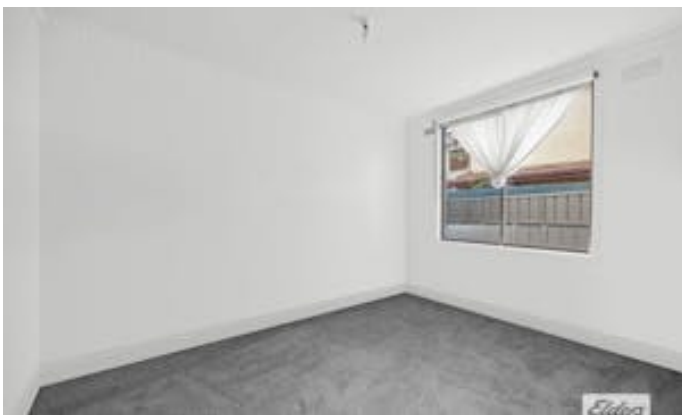
arrange your private inspection and to secure your place in this desirable central location.

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

- Land Area 352.00 square metres
- Building Area: 97.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport









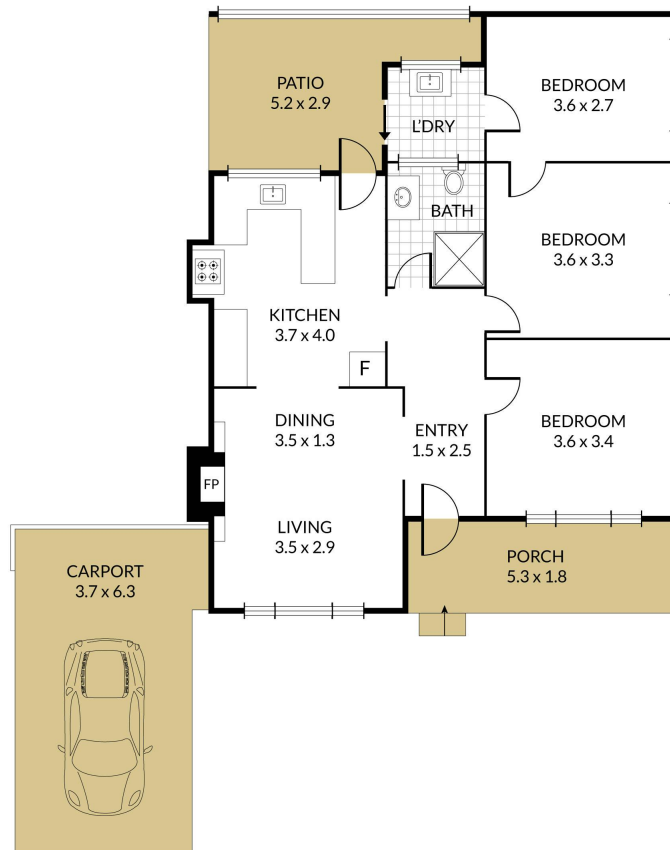


Internal 97m<sup>2</sup> External 52m<sup>2</sup> Total 149m<sup>2</sup>

16 Tobin Street, **Ararat**



3 x 1 x 1 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.