



## 3/16 Tobin Street, ARARAT, VIC 3377

### Contemporary Comfort, Quality Construction & Investment Certainty

Positioned in a quiet and convenient pocket of Ararat, just moments from the CBD and local amenities, this near-new townhouse presents an outstanding opportunity for owner occupiers and investors alike.

Built in 2024 by JG King Homes, Victoria's leading steel frame builder, 3/16 Tobin Street combines modern low-maintenance living with quality finishes, thoughtful design, and the peace of mind of the balance of the new home builder's warranty.

Designed for effortless everyday living, the home offers two generously sized bedrooms, both complete with mirrored sliding robes, while the master enjoys direct dual-access into the central bathroom - a practical and considered layout that enhances both comfort and functionality.

The stylish bathroom is beautifully appointed with a large walk-in shower featuring rail shower fittings, a stone-top vanity, and toilet, all finished with a clean contemporary aesthetic.

At the heart of the home, the sleek modern kitchen is fitted with quality 600mm

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:** 64P2718

**SALE DETAILS**

**\$399,000 - \$410,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

stainless steel appliances, a dishwasher, undermount sink, and striking 40mm stone benchtops, perfectly complementing the light-filled north-facing open plan living and dining zone positioned at the rear of the home to maximise natural light and privacy.

Further enhancing the practicality of the floorplan is a convenient powder room, European laundry, and secure single garage with internal access.

Currently leased to an excellent renter at \$400 per week until July 2026, this property offers immediate income and strong appeal as a genuine set-and-forget investment, while also presenting future owner-occupier potential (subject to relevant notice requirements).

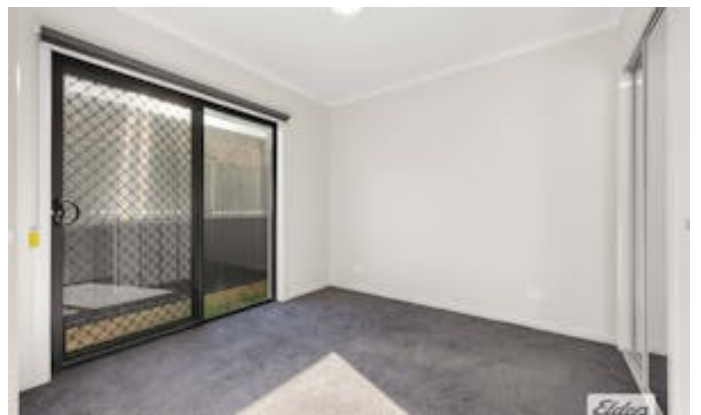
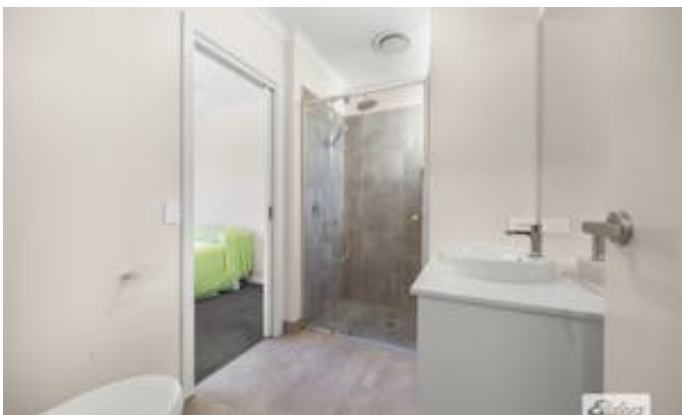
Whether you're looking to purchase your first home, downsize, invest, or secure a quality near-new property in a tightly held location, this is an opportunity not to be missed.

To arrange your inspection or to request further information, contact Linda Fry on 0484 022 203 today.

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

- Land Area 195.00 square metres
- Building Area: 98.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage





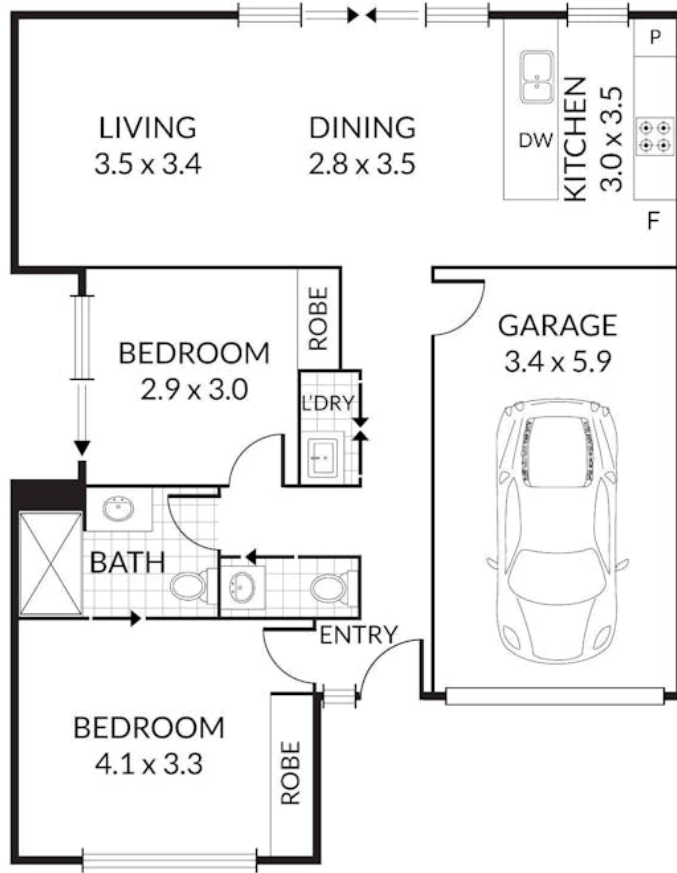


Internal 98m<sup>2</sup>

3/16 Tobin Street, **Ararat**



2 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.