



## 71 Banfield Street, ARARAT, VIC 3377

### Solid West End Family Home On Large Allotment

Located in the highly desired west end of Ararat this charming original triple fronted brick home is offered for sale for the first time in 60 years and is set on a large allotment of 1400 m2 (approx.) and would make an ideal family home, first home or investment with the potential to further develop (STCA)

As you approach the home you will appreciate the sense of space, the home well set back from the road with an appealing triple fronted facade and large front porch. Entering the home will take you take a step back in time with the original features on show such as wide hallway, high ceilings, decorative cornice and timber skirting boards and architraves. The spacious lounge room is light filled with a large North facing window, gas heating and adjoining sunroom while the original kitchen offers good storage, gas cooking and a spacious dining area. Three bedrooms are a generous size with two of them having built-in robes, and the centrally located bathroom will cater for the entire family, with a separate shower and bath, a handy inclusion is the second shower located in the laundry. Overall this solid home presents in tidy original condition, and will benefit from modern updates to compliment the spacious design.

Outside the home is a rear undercover patio area, large concrete area, single garage, single carport, established garden, fruit trees and garden shed. Its rare to find a home on an allotment of this size with room to erect a large shed while still having ample yard

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:** 64P2832

#### SALE DETAILS

[Contact the Agent](#)

#### CONTACT DETAILS

**Ararat**

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ARARAT, VIC  
03 5352 4338

**Michael Fratin**

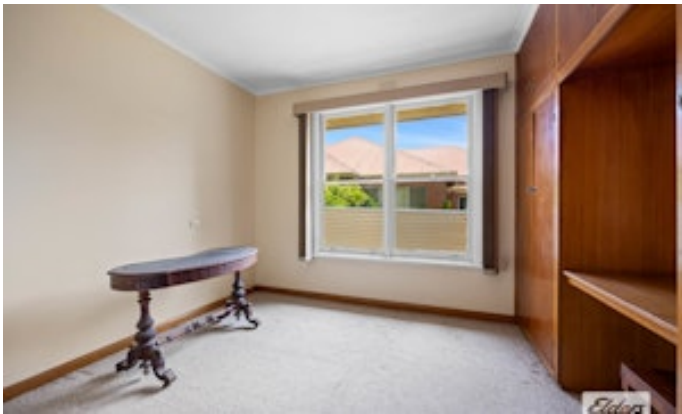
0409 184 572

space for the growing family. Located just a stones throw to Ararat West Primary School and an easy walk to the CBD and Chalambar Golf Club, this is a exciting opportunity not to be missed.

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

- Land Area 1,400.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport





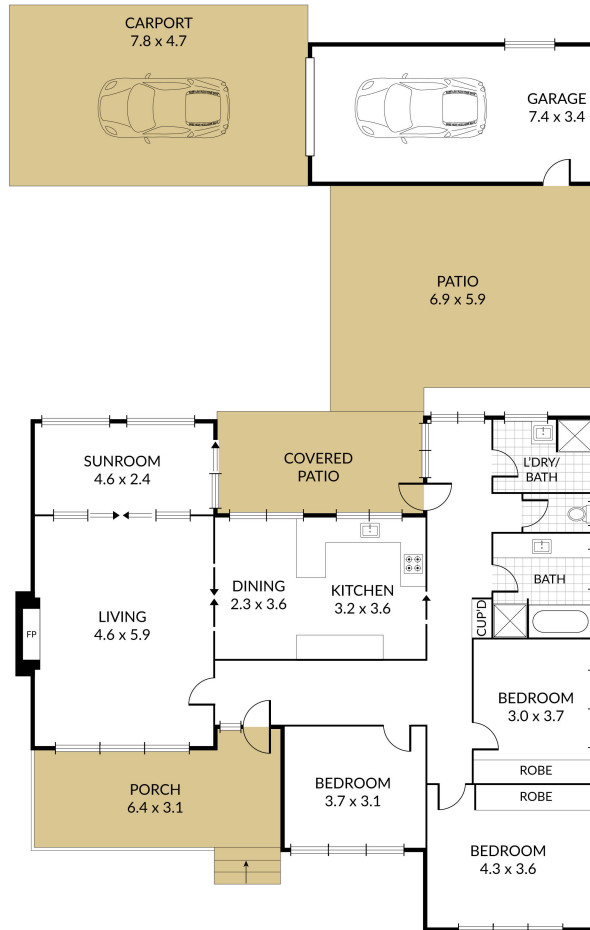


Internal 136m<sup>2</sup> External 130m<sup>2</sup> Total 266m<sup>2</sup>

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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.