



23 Laidlaw Street, ARARAT, VIC 3377

Updated, Conveniently Located & Packed with Future Potential

Positioned on a generous 679m² (approx.) allotment and located in a quiet residential pocket of Ararat, close to schools, local amenities, and everyday conveniences, this well-maintained and tastefully updated three-bedroom home presents an exciting opportunity for homeowners, investors, and developers alike.

Having undergone significant improvements in recent years including restumping and rewiring, the home offers modern comfort with the added benefit of immediate livability - simply move in and enjoy, lease out straight away, or explore the future development potential (STCA) thanks to the home's favourable positioning on the block.

Inside, the home offers three well-proportioned bedrooms, each filled with natural light and complemented by quality carpets, block out blinds, LED ceiling fans, and neutral tones throughout. The generous master bedroom is further enhanced by its own split system for year-round comfort.

The spacious central living area is warm, welcoming, and light-filled, incorporating split system heating and cooling to ensure comfort through every season.

TYPE: For Sale

INTERNET ID: 64P2862

SALE DETAILS

\$399,000 - \$415,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

The updated kitchen offers practical everyday functionality with an electric oven, dishwasher, generous pantry storage, and ample cupboard space, all designed with ease of living in mind. The bathroom has also been modernised and features full tiling, shower, vanity, toilet, and mirrored cabinetry for a clean, contemporary feel.

Additional practical features include a separate laundry, second toilet, storage shed and a drive-through carport providing convenient vehicle access to the rear yard.

Outside, the fully fenced backyard offers generous space and safety for kids and pets to play, simply enjoy as is or further enhance over time.

For investors, the numbers stack up well with the projected rental return of \$390 - \$410 per week, making this a strong addition to any portfolio.

With the Ararat market remaining buoyant and quality renovated homes in strong demand, opportunities like this are becoming increasingly hard to find.

Act quickly to secure your inspection - contact Linda Fry today on 0484 022 203.

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

- Land Area 679.00 square metres
- Building Area: 89.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





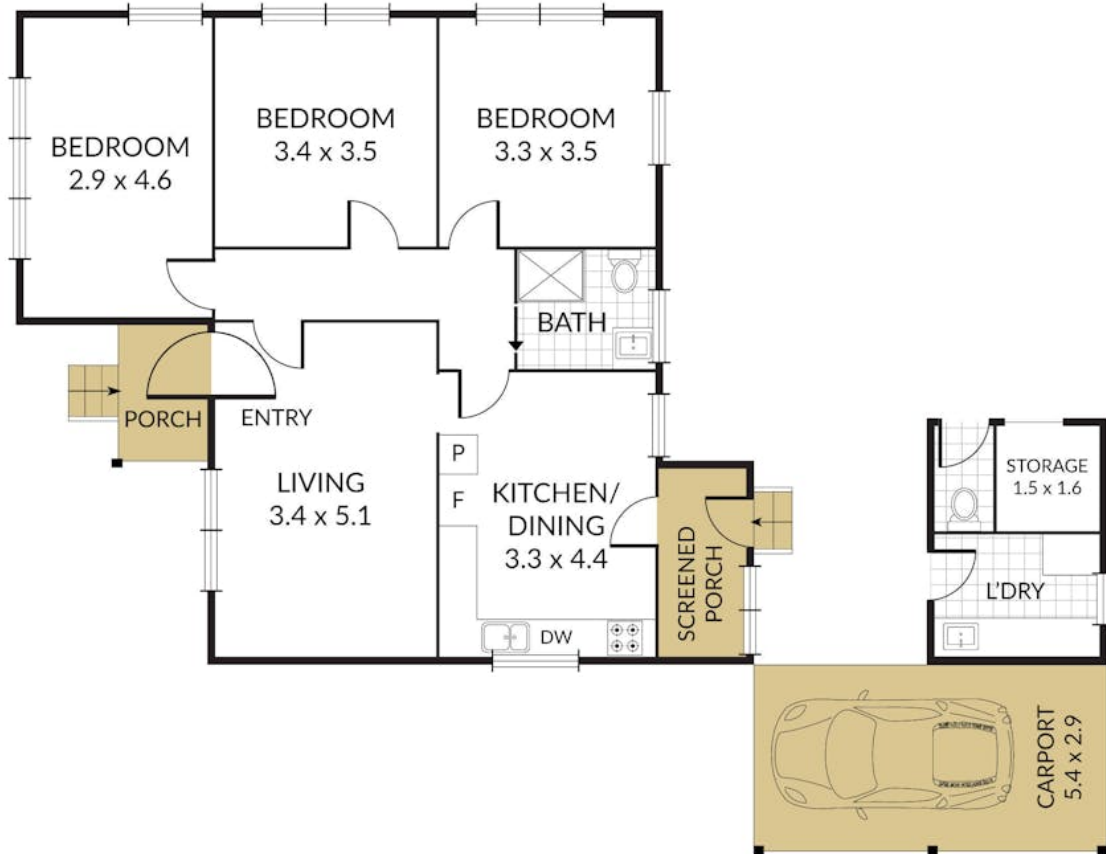


Internal 87m² External 32m² Total 119m²

23 Laidlaw 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.