



21 Dawson Street, ARARAT, VIC 3377

Timeless Charm, Modern Comfort & a Glorious Garden Setting in the Heart of Ararat

Nestled in one of Ararat's most admired streetscapes, 21 Dawson Street blends timeless design with modern efficiency in a location that truly has it all - just a short walk from the CBD, yet tucked away in a quiet, leafy pocket loved by locals.

This custom-built 3-bedroom, 2-bathroom home is a testament to quality craftsmanship, constructed by highly regarded local builder Jon Wilksch. Its character-filled facade - featuring sandstone blockwork, gabled rooflines, and signature bay windows - exudes street appeal, while double-glazed windows and a thoughtfully oriented north-facing living zone ensure year-round comfort and energy efficiency.

Step inside and be welcomed by a private entryway and a warm front lounge that overlooks the established seasonal garden - perfect for morning coffee and birdwatching. Glass sliding doors provide optional separation into the expansive open-plan living, meals, and kitchen area - ideal for both everyday living and entertaining.

The well-appointed kitchen is a cook's dream, featuring an abundance of bench space, 17 pot drawers, a walk-in pantry and a corner pantry, gas cooktop, and a pyrolytic electric wall oven. The north-facing living area is light-filled and inviting, with wall-to-wall

TYPE: For Sale

INTERNET ID: 64P2939

SALE DETAILS

\$625,000

CONTACT DETAILS

Ararat

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ARARAT, VIC
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Linda Fry

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sliding glass doors that open directly to the garden - enhancing the connection between indoors and out.

The home's layout is designed with practicality and comfort in mind. The master bedroom offers bay window views, his-and-hers built-in robes, and ensuite-style access to the spacious main bathroom, complete with a walk-in shower, double vanity, and soaking tub. A second large bedroom also enjoys a bay window, while the third bedroom - with double doors - offers flexibility as a home office, sewing room, yoga retreat, or guest space.

The large laundry is well-equipped with generous bench space, a built-in linen cupboard, a large storage cupboard, and a pull-out hamper, with direct access to the yard and internal access to the garage.

Additional features include:

Rear lane access

Large shed

Water tanks

Exposed aggregate driveway and paths

Oversized single garage with pull-down attic ladder for handy roof storage or potential attic conversion (STCA)

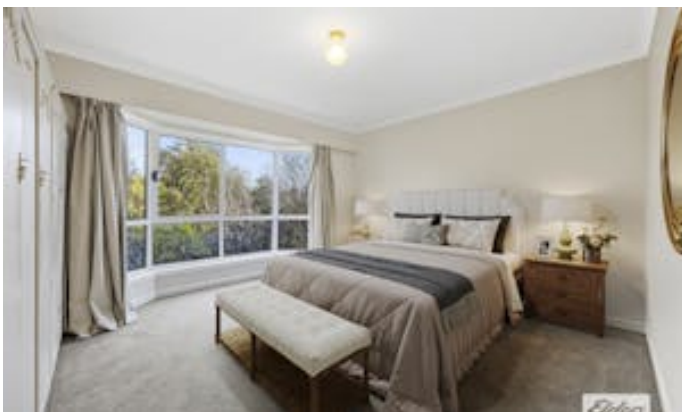
The picturesque and productive garden is a true highlight - filled with seasonal colour, deciduous and fruit trees, and an ever-present chorus of birdsong - creating a sanctuary for those who love the outdoors and value tranquillity.

Whether you're seeking a lifestyle of ease and independence, looking to downsize without compromise, or simply want a beautiful home close to town - this timeless haven ticks every box.

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

- Land Area 1,014.00 square metre
- Building Area: 204.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage







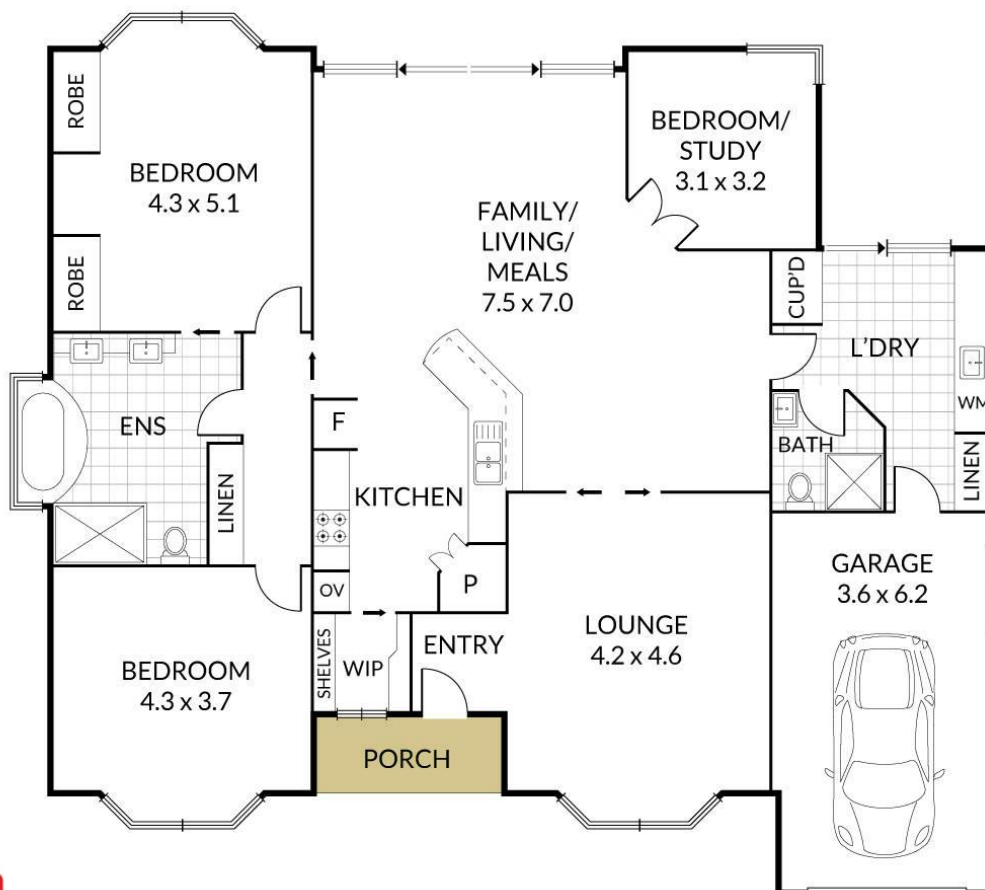


Internal 200m² External 4m² Total 204m²

21 Dawson Street, **Ararat**



3 x 2 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.