



80 Banfield Street, ARARAT, VIC 3377

Spacious Family Living in Ararat's Popular West End

Set on a generous 1,396m² (approx.) allotment with future development potential (STCA) in one of Ararat's most desirable locations, close to Ararat West Primary School, Chalambar Golf Club and an easy walk to the CBD this beautifully presented brick veneer home offers space, comfort and functionality for the whole family to enjoy.

From the moment you arrive, it's clear this is a home designed for relaxed family living. The split-level front lounge is warm and inviting, featuring a cosy gas log fire that adds a touch of ambience and is the perfect space to unwind after a long day. Flowing through to the heart of the home, you'll find a tastefully updated kitchen complete with quality appliances, excellent bench space, and loads of storage. It connects seamlessly to the dining area, which shares the double-sided gas log fire and is finished with lovely polished timber floorboards that bring warmth and character, while access to the alfresco is directly from the dining area.

Natural light fills the home throughout, and families will appreciate the bonus of a second living area - ideal as a kids' zone, media room or casual retreat. All four bedrooms are well-sized, with the master enjoying its own private ensuite, while the updated main bathroom features a separate bath and shower. The toilet is located separately for added convenience.

Step outside and you'll find an equally impressive outdoor space. A large 7.5m x 9m shed with an undercover area at the front provides excellent storage or workshop

TYPE: For Sale

INTERNET ID: 64P3035

SALE DETAILS

\$540,000

CONTACT DETAILS

Ararat

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ARARAT, VIC
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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.

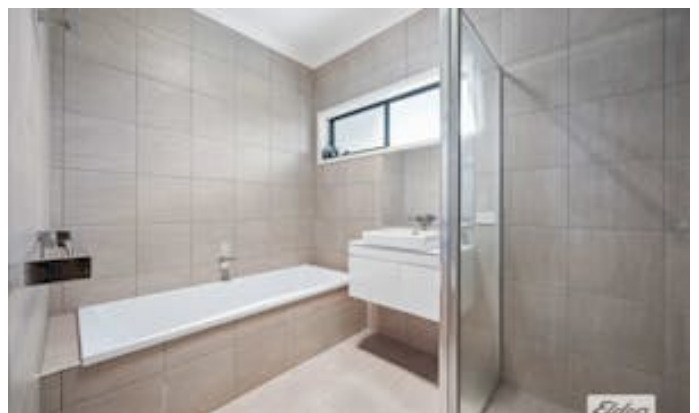
potential. There's also a garden shed, double carport, and an undercover entertaining area with a retractable pergola, the perfect spot for hosting family and friends all year round.

Surrounded by established gardens and set in the peaceful West End, this home offers a lifestyle of space and ease. An added bonus is the solar system, helping you keep energy costs down while enjoying everything this home has to offer.

This is a rare opportunity to secure a well-rounded family home in a tightly held pocket of Ararat. With nothing to do but move in and enjoy, this one won't last long.

- Land Area 1,396.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport





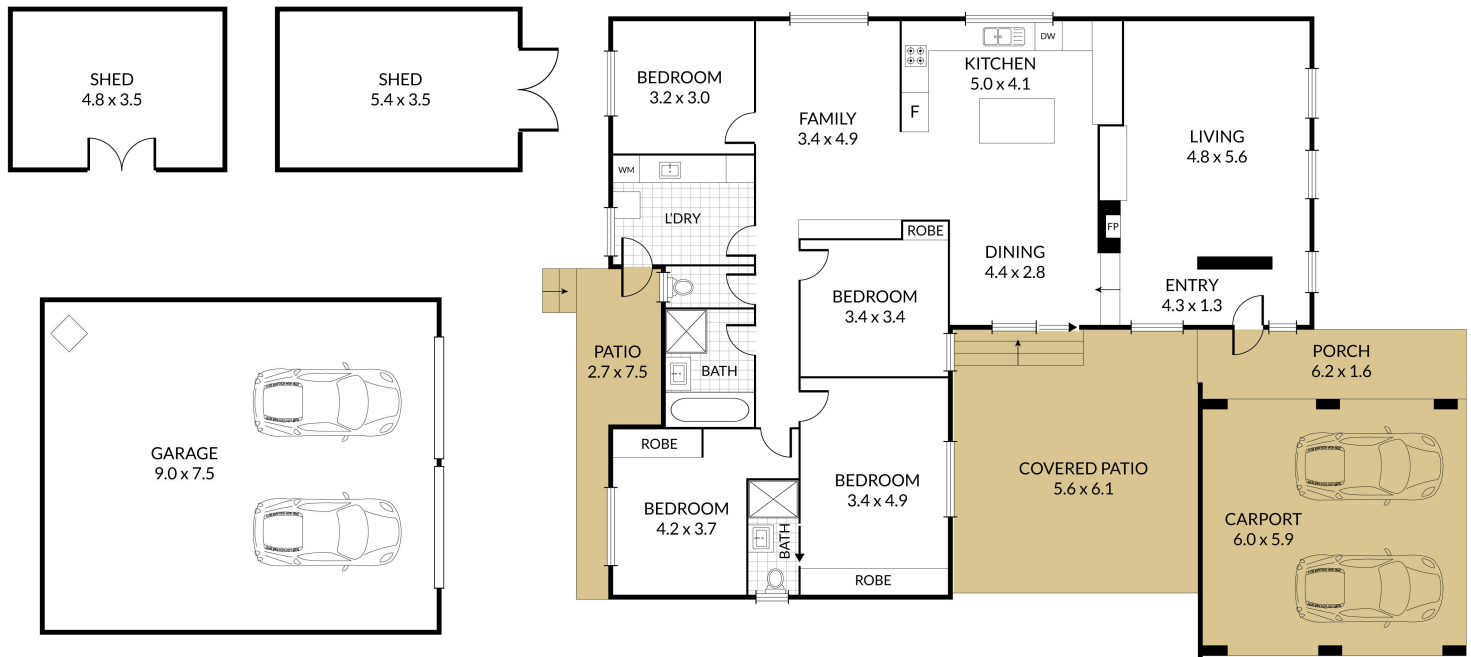




Internal 155m² External 230m² Total 385m²80 Banfield Street, **Ararat**

NORTH

4 x 1 x 4 x



Elders

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.