



## 19 Speed Street, ARARAT, VIC 3377

### Charming Weatherboard in Ararat West

Perfectly positioned on a quiet street in the highly desired west end of Ararat, this charming weatherboard home on an allotment of 444m<sup>2</sup> (approx.) presents an amazing opportunity for someone looking to downsize, purchase their first home or an exceptional investment opportunity - with a current lease in place achieving a steady income of \$380 per week until April 2024.

The home has great street appeal and sets a good first impression being freshly painted inside and out. Walking into the home you are greeted by high ceilings, decorative cornicing, and a wide hallway. A light filled lounge room is positioned at the front of the home with feature brick fireplace, rinnai gas heater and split system air conditioning. The open plan dining and kitchen is equipped with an electric cook top, wall oven, dishwasher and ample cupboard space and you will be delighted to find the spacious sunroom - perfect for a second living room with gas heating and wall mounted A/C or perhaps converted into a fourth bedroom and a study space. A central bathroom with shower, bath and vanity supports the three generous bedrooms all of which include BIR's and ceiling fans, whilst a laundry with separate toilet completes the home.

The private and secure rear yard has been designed to include a paved and covered area that is perfect for entertaining guests, whilst car accommodation is well catered for with off street parking provided by a single carport and second car space.

Packed with potential and conveniently located close to schools, kindergarten, parks

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:** 64P3200

**SALE DETAILS**

**\$355,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

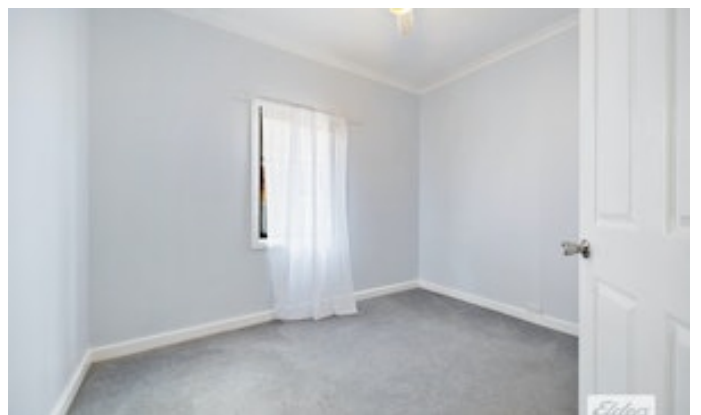
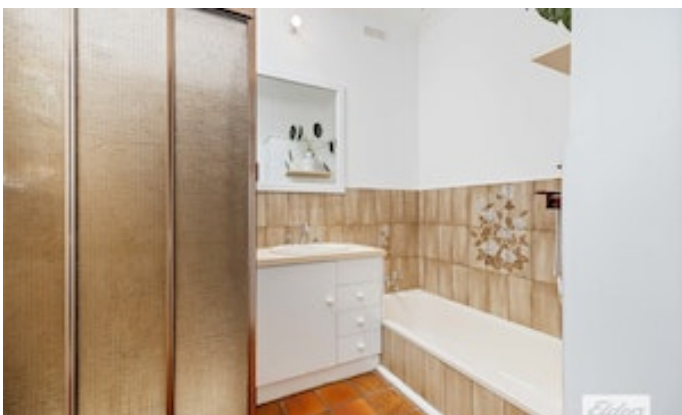
**Linda Fry**

0484 022 203

and public transport, properties in this location don't last long, so don't wait, call now to book your private inspection.

Other features: Close to Schools, Close to Shops

- Land Area 444.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



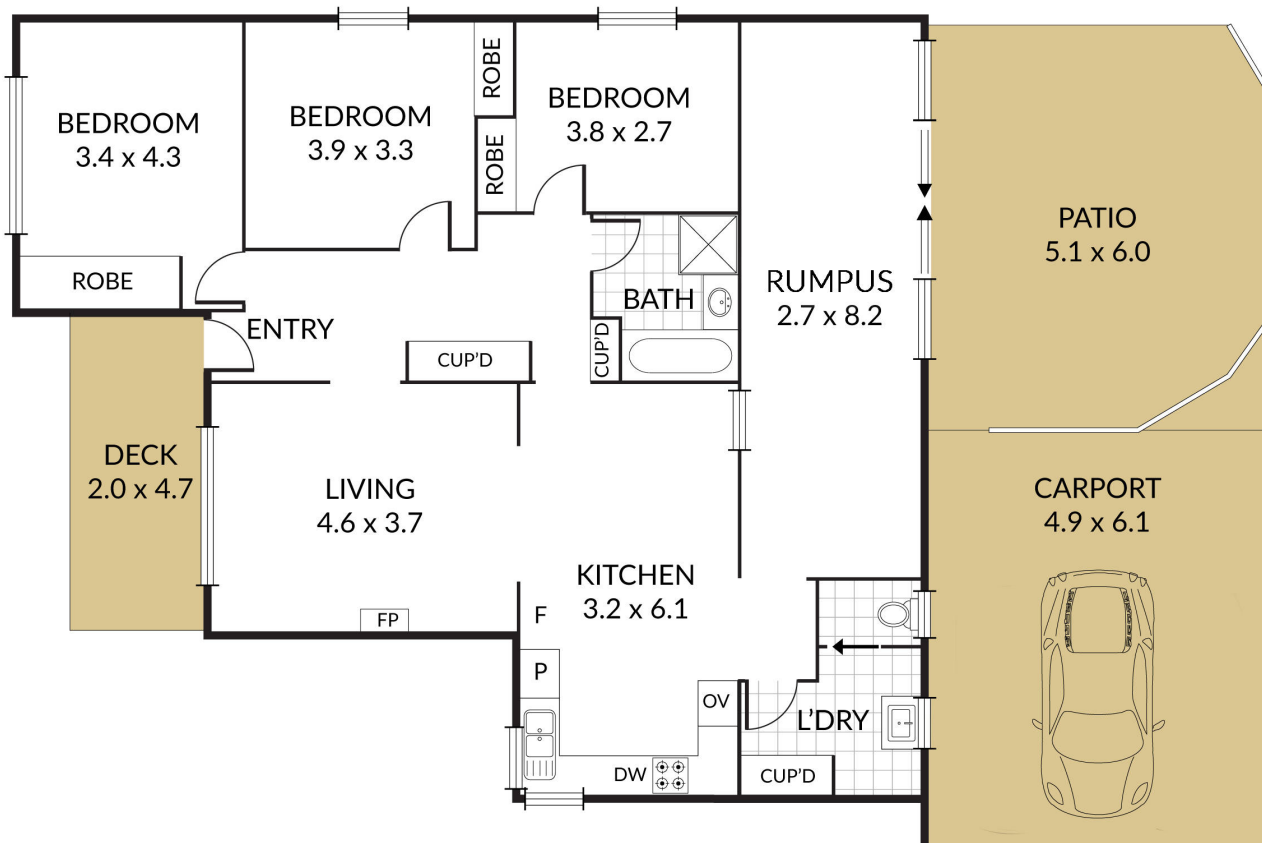


Internal 118m<sup>2</sup> External 74m<sup>2</sup> Total 192m<sup>2</sup>

19 Speed 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.