



## 262 Western Highway, ARARAT, VIC 3377

### Wonderful family home

Set on approximately one acre in a peaceful bushland setting on the outskirts of town, this expansive 4â##5 bedroom family home (built in 2016) offers space, comfort, and exceptional lifestyle versatility.

The modern brick-veneer residence is packed with features, including two evaporative air-conditioning systems, a covered alfresco entertaining area with exposed aggregate concrete and ceiling fan, a separate paved outdoor area, double garage, and an impressive approx. 9m x 18m powered shed with attached carport-perfect for trades, storage, or hobbies.

Both the front and rear yards are substantial in size, providing a blank canvas for your dream garden and landscape design.

Inside, the home boasts multiple living zones and a family-friendly layout. The study/5th bedroom offers flexibility, while the large open-plan living area includes wood heating and ample space for dining. This flows seamlessly into the well-appointed kitchen, complete with stone benchtops, walk-in pantry, dishwasher, window splashbacks, and a 900mm freestanding cooker.

Entertainment lovers will appreciate the cinema/theatre room, featuring elevated viewing and genuine cinema seating, as well as a third living room, ensuring everyone has room to relax.

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:** For Sale

**INTERNET ID:** 64P3406

#### SALE DETAILS

**\$930,000 - \$960,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**David Jennings**  
0417 371 872

The spacious main bedroom features a walk-through robe to a wonderful private ensuite. Of the remaining bedrooms, two include built-in robes, and the modern main bathroom offers a separate shower and bath.

Offering comfort, space, and luxury, this impressive executive home caters to every member of the family-both indoors and out.

Contact the selling agents today to arrange your inspection of this outstanding property.

- Land Area 4,025.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Double carport







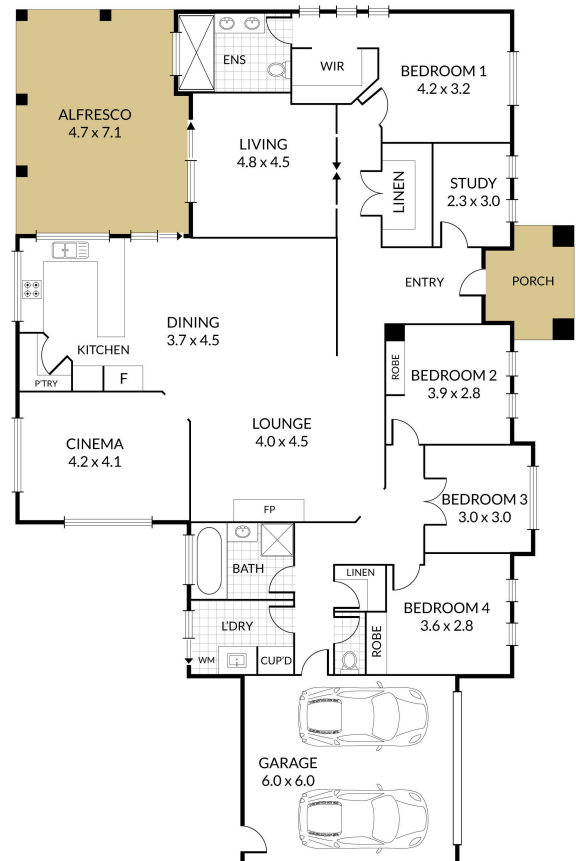
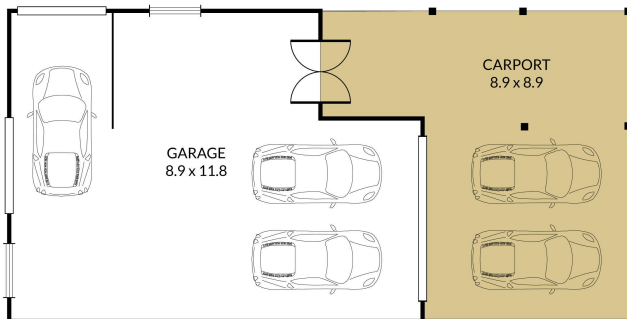


Internal 254m<sup>2</sup> External 190m<sup>2</sup> Total 444m<sup>2</sup>

262 Western Highway, **Ararat**



4 x 2 x 7 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.