



## 27 Spalding Street, ARARAT, VIC 3377

Wonderful family home

This 4-bedroom brick home is set on an approx 910 sqm block in the desired and sought-after west end. Step through the towering front gates and you will be pleasantly surprised as to what is on offer, privacy, seclusion, and fun for the whole family. This solid brick home has four bedrooms, three of them having B.I.R's and the master bedroom with en-suite. The lounge has a lovely north-facing aspect, room for dining, combustion wood heating, and split system heating/cooling for year-round comfort. The kitchen is a central hub connecting to the second living area and outdoor alfresco, and features an electric wall oven, electric cooktop, and dishwasher. The bathroom is well located to the bedrooms and offers a separate shower and bath, vanity, and a separate toilet, while the laundry offers loads of storage. A wonderful feature is the alfresco area that can be utilised all year round with remote shutters that weatherproof the area and can also be operated to let the natural sunlight in, perfect for relaxing in the hot tub. Other features are the salt-chlorinated inground solar heated pool, paved pool area, double lock up garage, gazebo, 24 solar panels, secure low maintenance rear yard, rustic man cave, good fencing and 2 garden sheds. This property is currently rented out at \$450 per week until May 2026. Act now on this fabulous home to either move in or continue leasing out.

Other features: Car Parking - Basement, Carpeted, Close to Schools, Heating, Pool

- Land Area 901.00 square metres

**TYPE:** Sold

**INTERNET ID:** 64P3616

**SALE DETAILS**

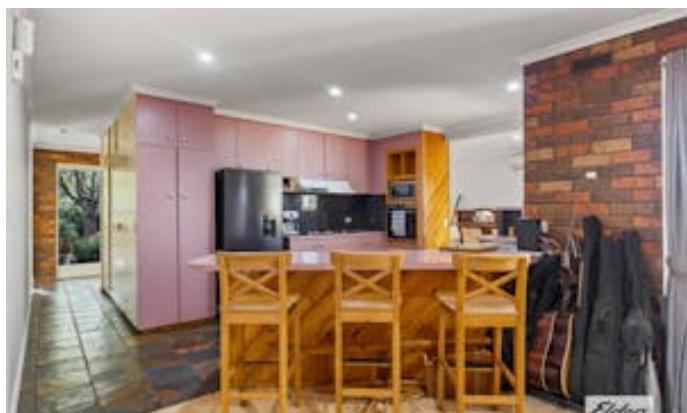
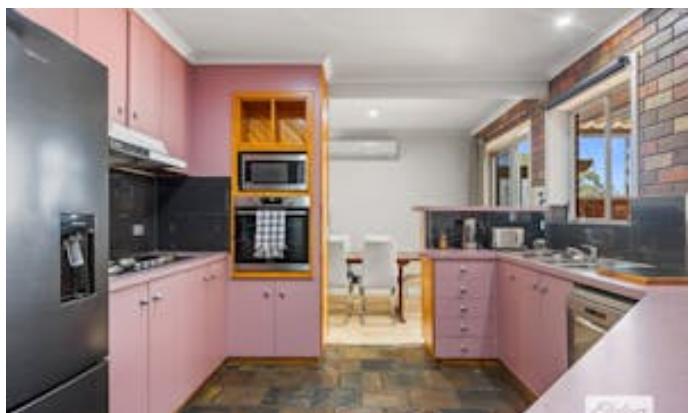
**\$500,000 - \$550,000**

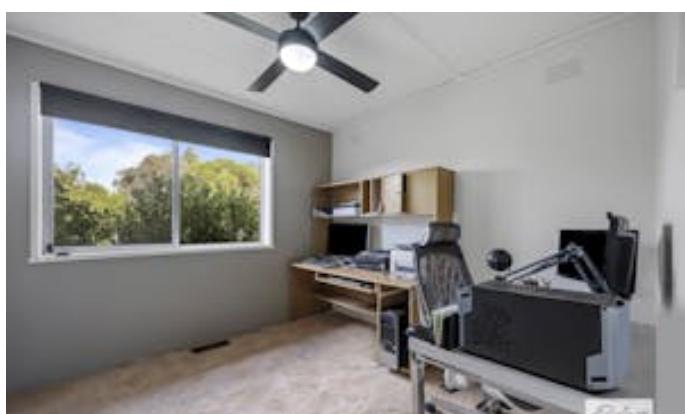
**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**David Jennings**  
0417 371 872

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







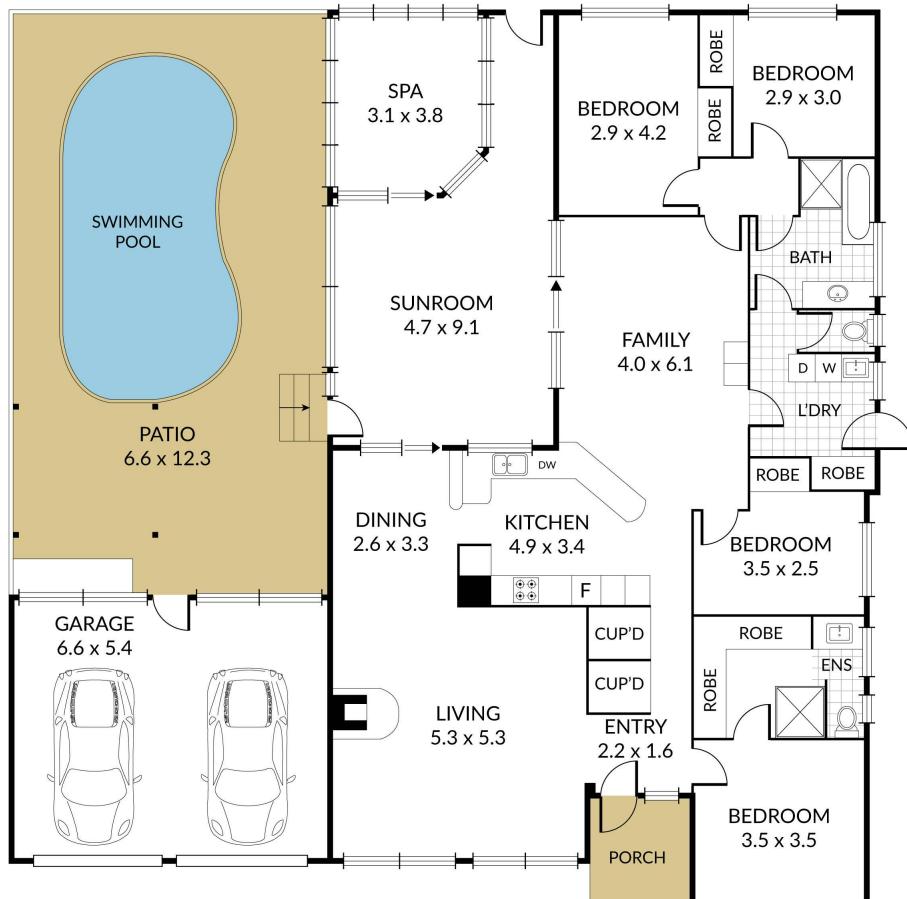
Internal 236m<sup>2</sup> External 64m<sup>2</sup> Total 300m<sup>2</sup>

4 x 2 x 2 x

27 Spalding Street, Ararat



NORTH



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