



1 Ash Grove, ARARAT, VIC 3377

Secluded 3-4 Bedroom home on a large block

Set on an expansive approx. 1,599 sqm allotment, this 3â##4 bedroom brick-veneer home offers space, versatility, and an array of impressive features both inside and out.

Surrounded by beautifully landscaped gardens, the property includes 16 solar panels, a large covered deck, established garden beds, veggie patch, powered garden / tool shed, 4 water tanks, a powered shed/garage, small orchard, two-car carport, and a tranquil fernery-perfect for the avid gardener or tradesperson.

Inside, the home welcomes you with a generous open-plan living area boasting cathedral ceilings, an open fireplace, evaporative cooling, and a ceiling fan.

The updated timber kitchen includes a gas cooktop, double electric oven, dishwasher, and overlooks the dining area, which features wood heating and a built-in bar.

A spacious second living area provides additional room for growing families or those who love to entertain. The main bathroom offers a separate shower and bath, and the laundry has been tastefully updated.

The unique main bedroom is a standout, featuring a split system, ceiling fan, skylight, built-in robes, and a large ensuite. Two additional bedrooms include built-in robes, and there is a flexible fourth bedroom/study option to suit your needs.

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: 64P4015

SALE DETAILS

\$580,000 - \$630,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
0417 371 872

This property is ideal for families, tradespeople, and investors alike-move-in ready with endless potential.

Don't miss out-contact the selling agents today to arrange your inspection.

Other features: Close to Schools

- Land Area 1,599.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport
- Ensuite









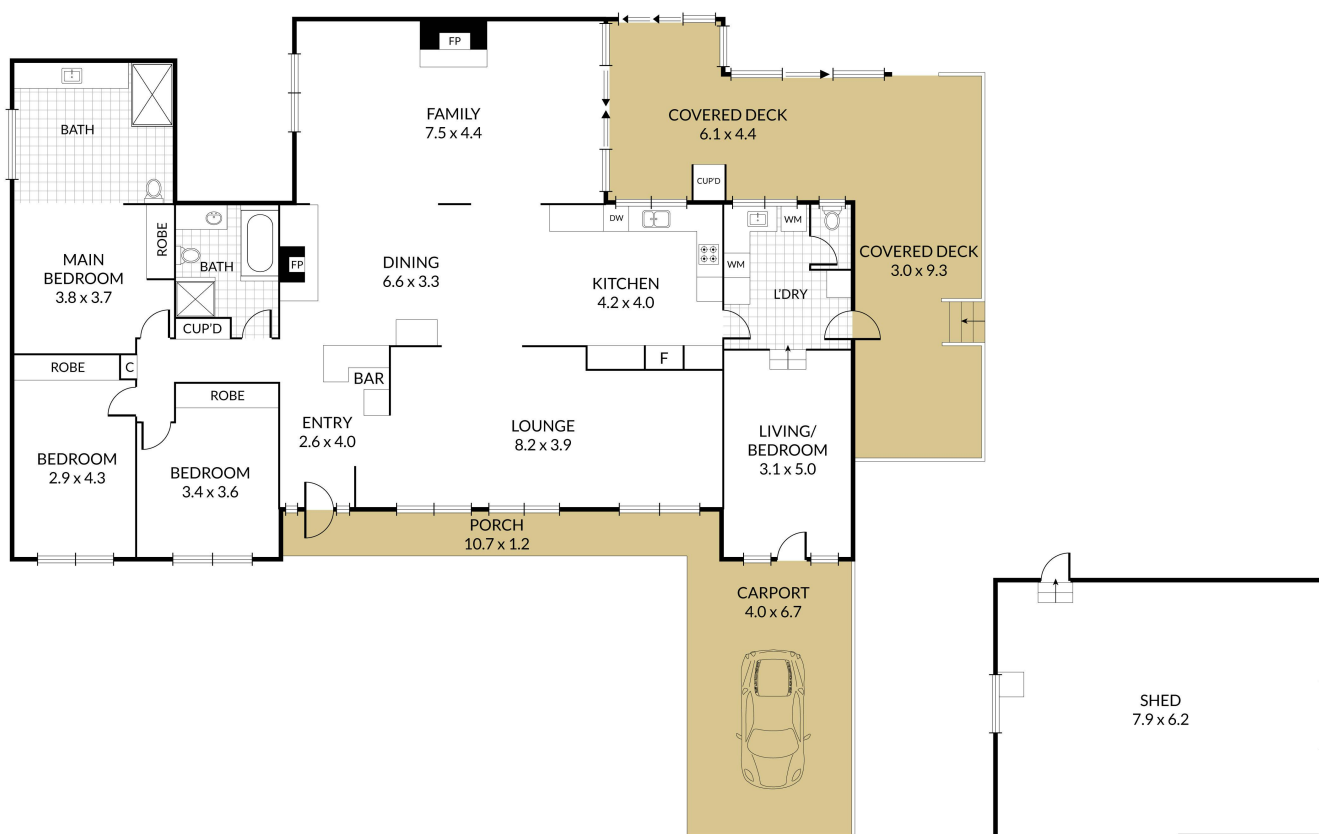
Internal 193m² External 169m² Total 362m²

1 Ash Grove, Ararat



NORTH

4 x 2 x 1 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.