



13 Barkly Street West , ARARAT, VIC 3377

Mid-Century Elegance in Ararat's Premier West End – Vacant & Ready to Impress

Positioned in Ararat's esteemed west end, yet conveniently located just a short stroll from Ararat Secondary College, the CBD and all local amenities, 13 Barkly Street West delivers timeless mid-century character paired with stylish modern updates.

Set on a manageable 647m² (approx.) allotment, this beautifully maintained brick veneer home offers a fantastic opportunity for owner-occupiers seeking comfort and style, or investors looking to secure a quality asset - with a strong rental history of \$420 per week and vacant possession now available.

Step inside and be greeted by a wide formal entry and stunning polished hardwood floorboards that flow through the home. The sun-drenched north-facing lounge is a standout, complete with an open fireplace and a warm, inviting atmosphere. Double doors connect this space to a generous dining area which flows seamlessly to the charming retro-inspired kitchen - offering gas cooking, ample storage, and easy functionality.

All three bedrooms are oversized and feature built-in robes. The rear bedroom links to a second living area, ideal as a teenager's retreat, study, or private lounge. The home is serviced by the centrally located and recently updated bathroom with a freestanding

TYPE: For Sale

INTERNET ID: 64P4030

SALE DETAILS

\$435,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

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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.

bath, shower, and modern vanity.

Additional features include:

- Gas space heater, wall-mounted A/C, and security shutters
- Single brick garage with attached rear workshop
- Established, low-maintenance gardens
- Elevated positioning in one of Ararat's most desirable streetscapes

Full of warmth, space, and natural light, this property is a true gem that will resonate with those seeking lifestyle, location, and immediate livability. Whether you're looking to move in, downsize, or invest - 13 Barkly Street West is ready to welcome you home.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 647.00 square metres
- Building Area: 148.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards



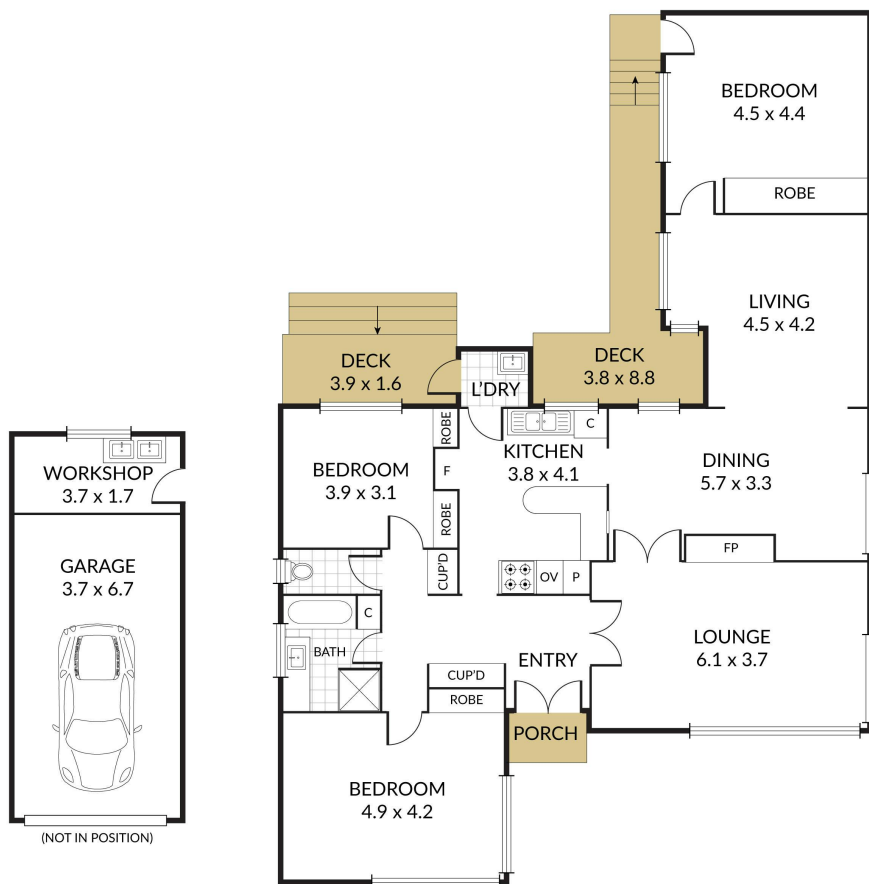


Internal 148m² External 58m² Total 206m²

13 Barkly Street West, **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.