



## 2 Rundell Street, ARARAT, VIC 3377

### Central double brick home with a brick veneer extension

This centrally located double-brick home with a brick-veneer extension is set on an approx. 924 sqm allotment with convenient rear lane access. Ideally positioned close to schools, supermarkets, churches, and Main Street amenities, this property offers both space and location.

Externally, the home features a single carport, a garden shed, and a large rear yard filled with established trees and shrubs, providing plenty of room to enjoy or further enhance.

Inside, the home offers evaporative cooling, an L-shaped lounge with gas heating, and a functional kitchen with electric cooking. The main bathroom includes a shower. Bedroom two features a wardrobe, while bedroom three offers both a built-in robe and additional wardrobe space.

A second living area includes gas heating and a wall-mounted air conditioner and is conveniently located near the main bedroom, which boasts built-in robes and a private ensuite with separate shower and bath.

A fantastic central opportunity, this property is well-suited to first-home buyers and investors alike. Act now and call the selling agents today to book your inspection.

**TYPE:** For Sale

**INTERNET ID:** 64P4168

**SALE DETAILS**

**\$420,000**

**CONTACT DETAILS**

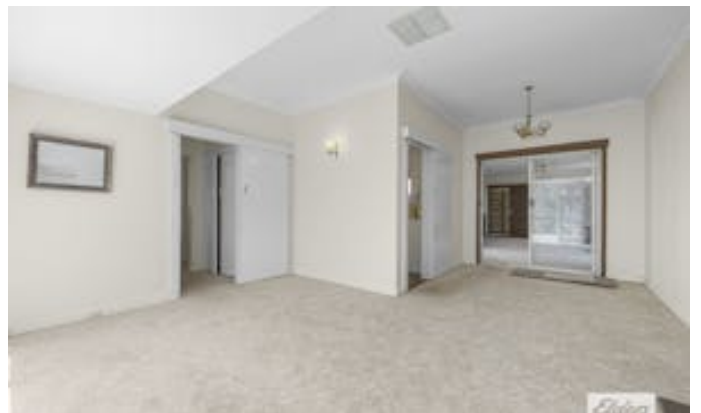
**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**David Jennings**  
0417 371 872

Other features: Close to Schools, Close to Shops

- Land Area 924.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single carport
- Ensuite







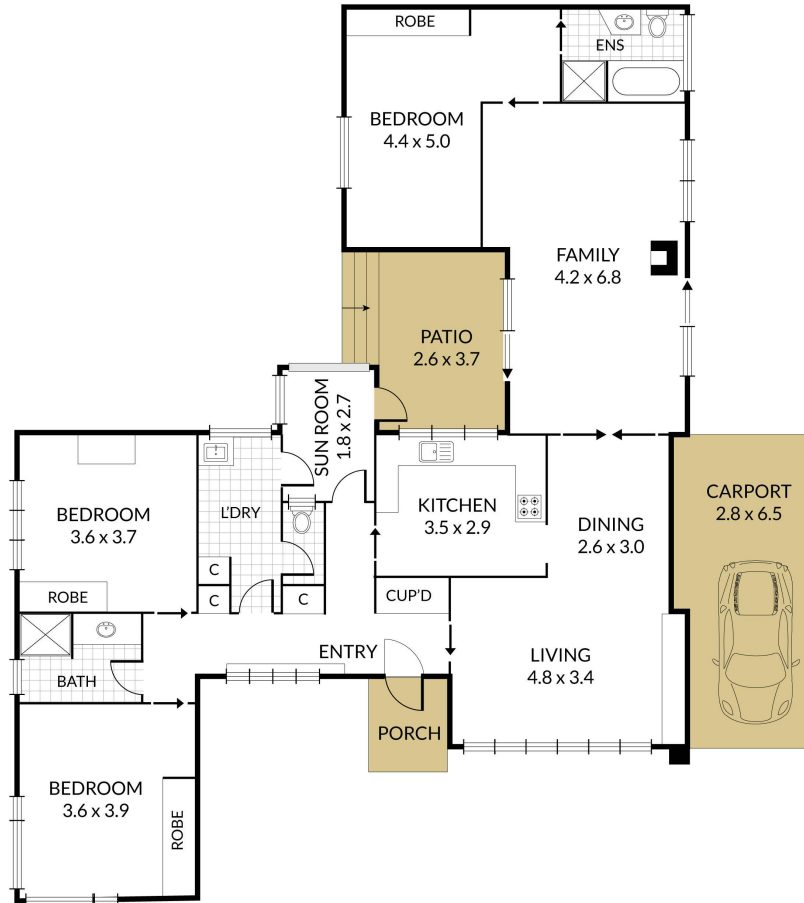


Internal 144m<sup>2</sup> External 31m<sup>2</sup> Total 275m<sup>2</sup>

2 Rundell Street, **Ararat**



3 x 2 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.

