



102 Rundell Street, ARARAT, VIC 3377

A Home That Understands Your Next Chapter – Comfort, Efficiency & Peace of Mind

Designed with the next chapter firmly in mind, 102 Rundell Street offers an exceptional opportunity for over-55s seeking to downsize without sacrificing comfort, quality or future independence.

Custom built in 2017 by GJ Gardner Homes, this thoughtfully designed residence prioritises ease of movement, energy efficiency and low-maintenance living, with wider hallways, level access, double glazing and year-round climate control creating a home that feels calm, practical and beautifully easy to live in. Set in a quiet neighborhood close to shops, transport and everyday amenities, this is a home that supports comfort today - and well into the future.

Set on an easy-care 484m² allotment, the 172m² (approx.) all-electric home is exceptionally energy efficient, featuring double-glazed windows throughout, additional wall and ceiling insulation (including the garage) and a Braemar reverse-cycle ducted heating and cooling system that maintains an ideal temperature year-round. Combined with 21 solar panels to keep your energy costs low - everyday living will be comfortable and economical.

The heart of the home is a light-filled open-plan living, dining and kitchen zone that

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TYPE: For Sale

INTERNET ID: 64P4208

SALE DETAILS

\$525,000

CONTACT DETAILS

Ararat

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ARARAT, VIC
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flows seamlessly to the covered alfresco - an inviting space with track blinds for relaxed entertaining or quiet mornings outdoors. The kitchen is highly functional, offering quality Westinghouse appliances, soft-close cabinetry, generous pot drawers, plumbed refrigerator and a walk-in pantry, while the living area features a built-in media niche and a calm, welcoming atmosphere.

Accommodation is well zoned and generous, with three bedrooms, all featuring built-in or walk-in robes and LED ceiling fans. The master suite is particularly well appointed, complete with a walk-in robe and an ensuite designed for accessibility, including a walk-in shower and grab rails. The central bathroom offers both a bath and separate shower, while the laundry is thoughtfully fitted with ample storage, a built-in ironing board and direct outdoor access.

Externally, the home continues to impress with extensive exposed aggregate paving, established gardens including raised veggie beds and roses, external window awnings, gated side access and multiple garage options. The double garage with remote access and internal ramp entry enhances accessibility, while the additional single garage/workshop accessed from Maude Street - complete with concrete flooring, 15-amp power, workbench and PA door - adds rare flexibility.

Positioned in a quiet, neighbourly pocket away from the bustle of the main street, yet within easy reach of supermarkets, schools, the train station and the town centre, this is a location that truly supports everyday ease.

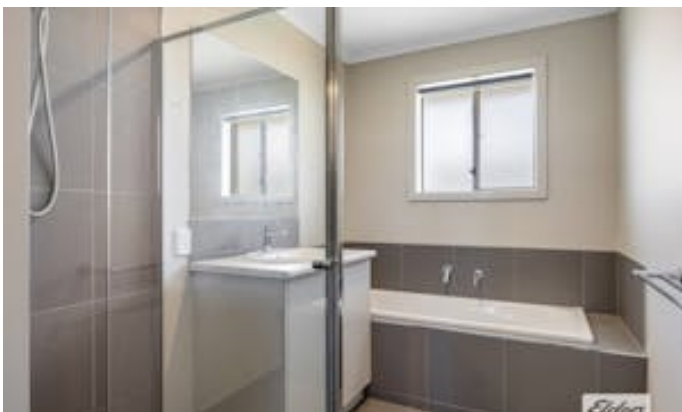
For investors, the home also presents an attractive opportunity, with an indicative rental appraisal of \$480 per week, and is expected to attract quality long-term renters seeking comfort and efficiency.

Whether you're looking to downsize without compromise, secure an energy-smart home for the years ahead, or invest in a property that stands apart for its design and livability, 102 Rundell Street is a standout offering - calm, considered and built to support a comfortable life.

Other features: Close to Schools, Close to Shops, Close to Transport, Disabled Access, Window Treatments

- Land Area 484.00 square metres
- Building Area: 172.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage

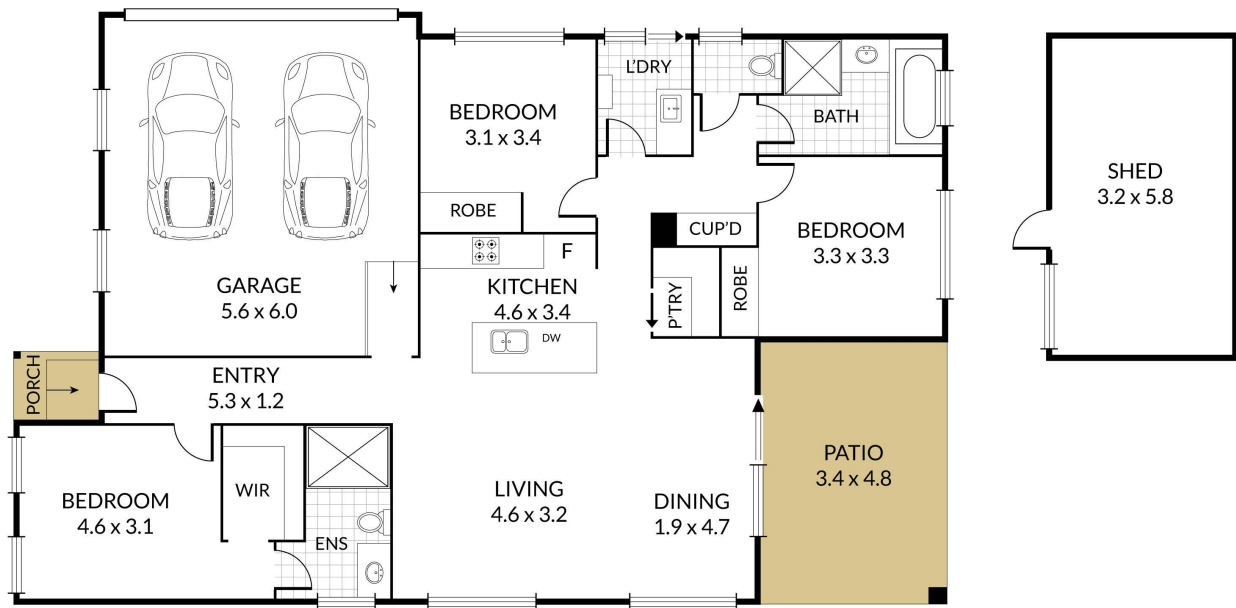






Internal 147m² External 38m² Total 185m²102 Rundell Street, **Ararat**

3 x 2 x 2 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.