

27 Blake Street, ARARAT, VIC 3377

Family-Friendly Living or Smart Investment - The Choice is Yours

Nestled on a 512sqm (approx.) corner allotment, this charming 3-bedroom brick veneer home presents an exciting opportunity for first home buyers, downsizers, or savvy investors seeking great value in a highly convenient pocket of Ararat.

Perfectly positioned for everyday living, the home is just a short stroll to the hospital, schools, childcare, parklands, bus stop, a 24-hour gym, hardware store, and local shopping - making it an ideal choice for families and busy professionals alike.

Inside, a welcoming entry hall with handy storage leads to three well-proportioned bedrooms, a spacious lounge with gas heating and split system comfort, and a light-filled kitchen featuring gas cooking and plenty of room for family meals. A central bathroom with shower-over-bath and separate toilet serves the household, while the sunny rear sunroom with cosy wood heating offers a versatile space to relax or entertain year-round.

Offered with vacant possession, the property is ready for you to move straight in and update over time to suit your taste. For investors, the recent rental return of \$340 per week underlines the excellent potential for strong ongoing income.

TYPE: For Sale

INTERNET ID: 64P4331

SALE DETAILS

\$298,000 - \$305,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

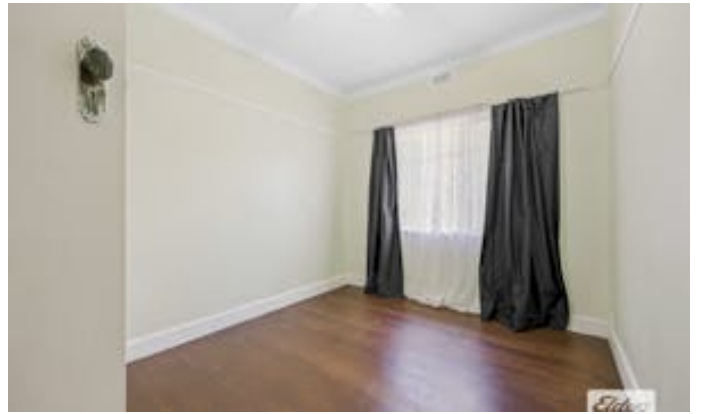
0484 022 203

With its winning combination of affordability, family friendly location, and lifestyle appeal, this property is sure to attract plenty of attention. Be quick - contact Linda Fry on 0484 022 203 to arrange your inspection today!

Other features: Close to Schools, Close to Shops

- Land Area 512.00 square metres
- Building Area: 149.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards



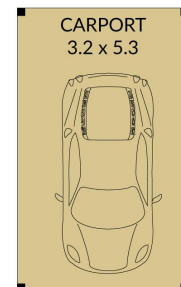
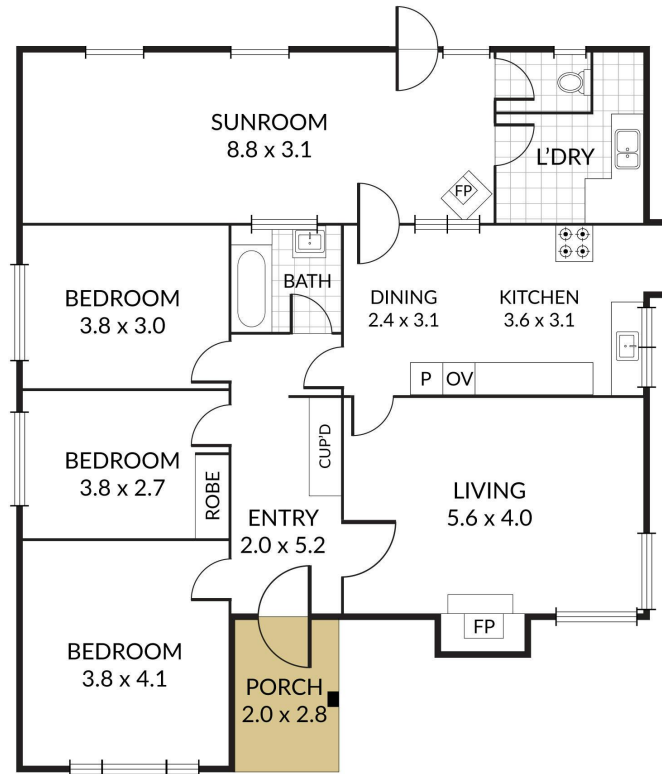


Internal 137m² External 44m² Total 181m²

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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.