

1 Baird Street, ARARAT, VIC 3377

A Stylish Transformation – Where Modern Comfort Meets Everyday Convenience

Welcome to 1 Baird Street, Ararat - a beautifully reimagined brick veneer home where quality renovations, thoughtful design, and effortless living come together to create a home that feels both luxe and inviting.

Set on a generous 586m² corner allotment, this residence has been completely renovated throughout to a high-quality standard, offering an exceptional opportunity for investors, first home buyers, downsizers and young families to secure a move-in-ready home.

From the moment you arrive, this home makes a striking first impression, with beautifully refreshed exteriors and thoughtfully designed outdoor spaces that create an inviting and secure setting - perfect for relaxed family living, entertaining, and carefree enjoyment.

Step inside and be welcomed by a light-filled, beautifully curated interior featuring:

- LED lighting throughout
- Fresh professional paintwork internally with stylish feature walls

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: Sold

INTERNET ID: 64P4333

SALE DETAILS

\$430,000 - \$440,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

- Elegant dado board detailing
- Warm and durable vinyl plank flooring throughout
- Quality curtains, block out blinds and floor-to-ceiling sheers throughout
- Split system heating and cooling to the master bedroom and kitchen/family zone

At the heart of the home is a stunning new kitchen equipped with stainless steel appliances, abundant bench space, extensive drawer storage, full-height cabinetry and a corner pantry - effortlessly connecting with the open-plan family and meals zone.

The light-filled living space is enhanced by a custom built-in media cabinet and striking lining board feature wall, creating a beautiful balance of style and functionality.

A centrally located bathroom offers a luxurious retreat, complete with a freestanding bathtub, a walk-in shower, a sleek floating vanity and a toilet, creating a calm, spa-inspired space for everyday family living.

Offering three cleverly designed bedrooms, headlined by a luxurious master suite featuring wall-to-wall built in robe, a ceiling fan, split system air conditioner, a stylish half-height feature wall and shelf, and soft floor-to-ceiling sheers that create an elegant and calming retreat. Two additional bedrooms are equally well finished, each complemented by feature walls and floor-to-ceiling sheers, with one also offering the convenience of a built-in robe.

Outside, the home continues to impress with its thoughtful functionality and lifestyle appeal:

- Double carport with direct access to the rear yard
- Double side gate access to the backyard and shed
- Undercover alfresco area with built-in bench seating
- A secure backyard offering the right balance of soft and hard landscaping, offering privacy and space for children and pets to play.
- An impressive 8.2m x 4.4m shed featuring roller door, workbenches and built-in storage shelving

Positioned just a short stroll to the Ararat CBD, schools, childcare centres, hospital and train station, this location delivers unbeatable convenience and lifestyle ease.

With an expected rental return of \$420 per week, this is a standout opportunity to secure a polished, low-maintenance home or a set and forget high-performing investment.

Homes of this calibre, in this condition, are tightly held and highly sought after - act now to secure your next home or exceptional investment opportunity.

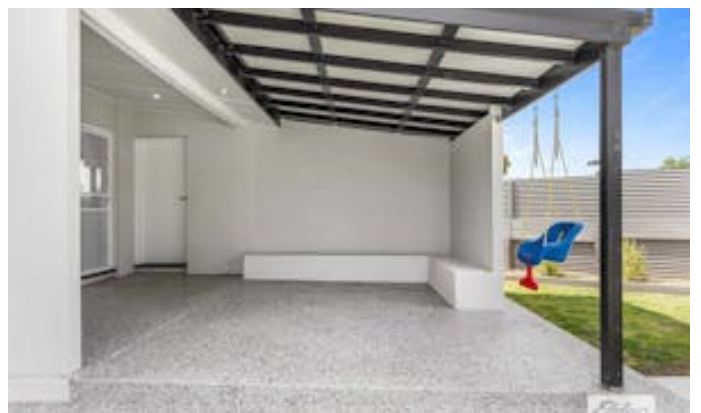
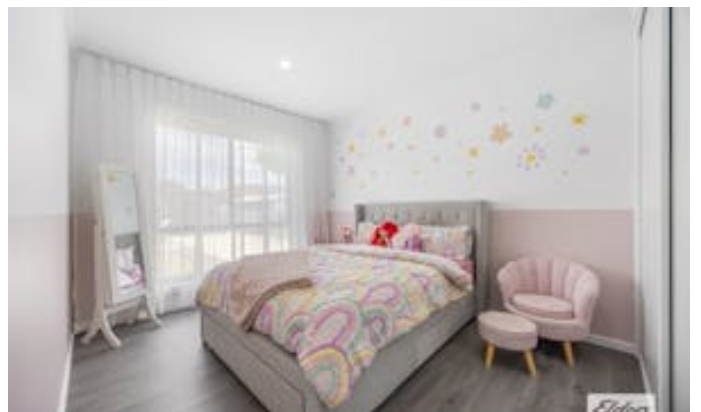
Other features: Close to Schools, Close to Transport

- Land Area 586.00 square metres
- Building Area: 106.00 square metres
- Bedrooms: 3
- Bathrooms: 1

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- Single garage
- Double carport

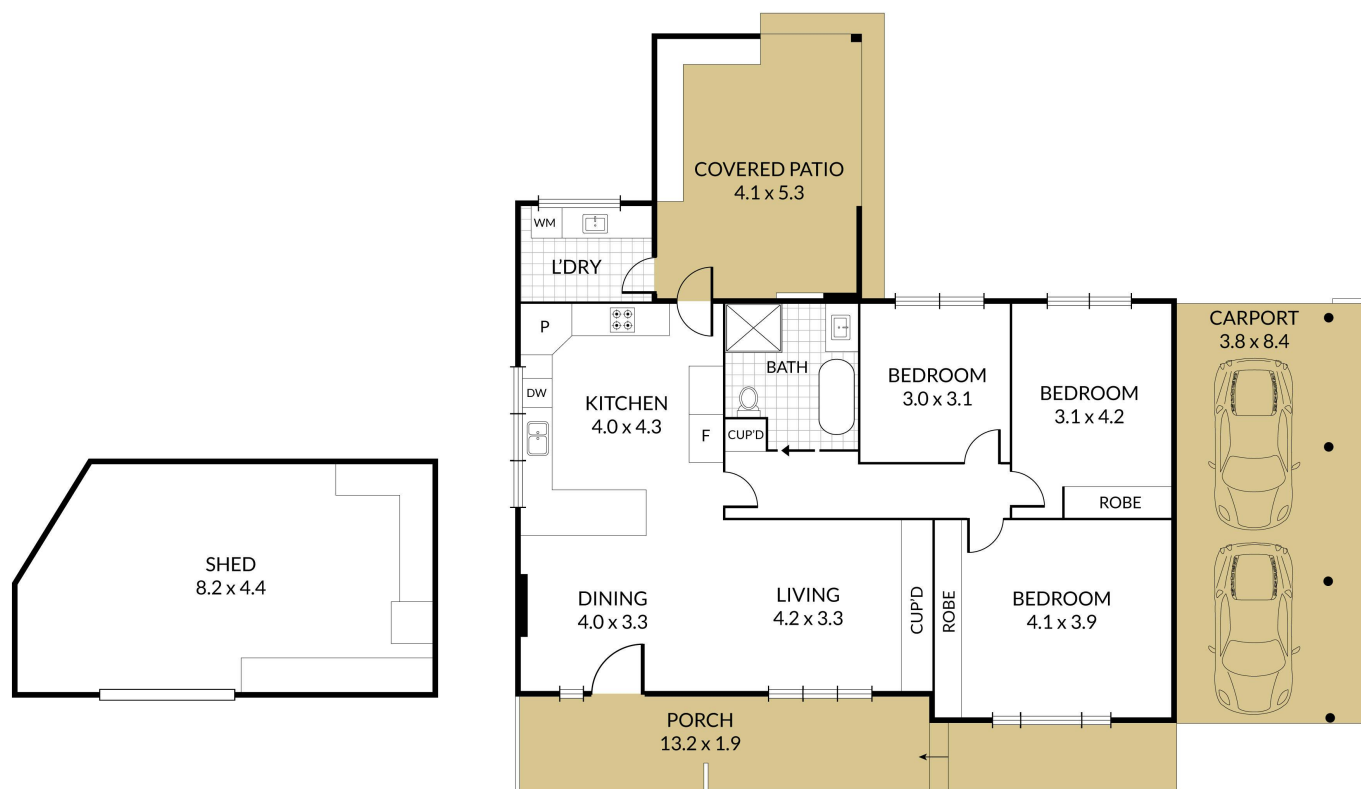






Internal 106m² External 116m² Total 222m²1 Baird Street, **Ararat**

3 x 1 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.