



## 43 Vincent Street, ARARAT, VIC 3377

### Prime Investment & Development Opportunity

This charming Circa 1894 Period Home is set in a prime central position and offers a rare opportunity for renovators and developers an affordable project with huge potential. The home is in need of major exterior works, however inside you will be pleasantly surprised with the well kept condition of the home and the many original and period features that still exist. The home consists of two main bedrooms at the front, with a central living room offering gas heating and an adjoining dining area with double doors that could easily be a third bedroom if desired. The original Galley style kitchen is at the rear of the home and requires some updates and the bathroom is functional with shower over bath and vanity. The laundry is positioned outside the home along with the toilet. Set on a large allotment of 994 m2 the property has rear lane access and its close proximity to the main street, supermarkets, train station and hospital make it an attractive project.

- Land Area 994.00 square metres
- Bedrooms: 2
- Bathrooms: 1

**TYPE:** For Sale

**INTERNET ID:** 64P4345

#### SALE DETAILS

**\$300,000 - \$330,000**

#### CONTACT DETAILS

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
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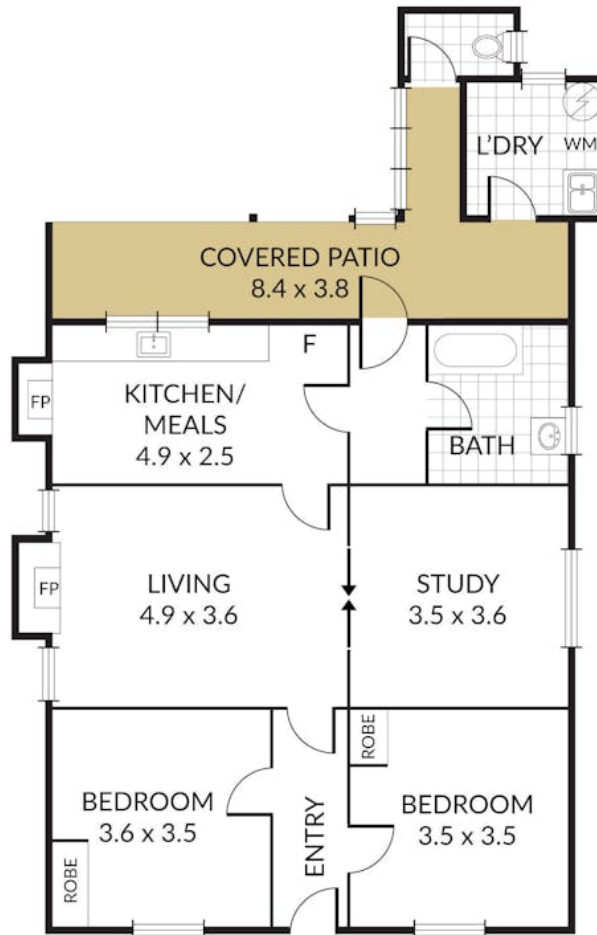


Internal 85m<sup>2</sup> External 23m<sup>2</sup> Total 108m<sup>2</sup>

43 Vincent Street, Ararat



2 x 1 x 0 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.