



46 Vincent Street, ARARAT, VIC 3377

Timeless Art Deco Reimagined – A Landmark Home Rich in Character, Creativity & Soul

Proudly occupying a commanding corner position in one of Ararat's most admired streets, 46 Vincent Street is a captivating Art Deco residence where timeless character, generous proportions and creative individuality combine to create a home unlike any other.

Set on approximately 494m², this double-brick rendered landmark celebrates the craftsmanship of the 1940s while embracing a playful reimagining by its current owners. Original curved iron windows, a cement-rendered facade, refreshed terracotta roof tiles, welcoming front porch and exquisite timber detailing create a striking first impression and a sense of permanence rarely found in today's market.

Purchased as a passion project, the home has been lovingly refreshed with an eye for preserving its heritage while introducing vibrant colour, personality and modern comfort. The result is a home that feels authentic, creative and wonderfully inviting.

Step through the original iron flyscreen door and beautiful timber and frosted-glass double doors and you'll immediately feel it - a home filled with warmth, personality and soul. Soaring 10-foot ceilings, rich timber detailing and an abundance of natural light create an atmosphere that is both grand and welcoming. Original polished timber floors,

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TYPE: For Sale

INTERNET ID: 64P4348

SALE DETAILS

\$498,000 - \$520,000

CONTACT DETAILS

Ararat

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ARARAT, VIC
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Linda Fry

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decorative cornices, frosted-glass doors with bakelite handles and beautifully preserved timberwork provide a constant reminder of the home's rich heritage, while carefully selected colours and eclectic finishes bring a fresh and vibrant energy to the interiors.

Throughout the home, the rooms are impressively proportioned, reflecting the generous scale synonymous with Art Deco architecture. The formal lounge is a standout space, featuring original French doors, a charming fireplace, gas heating and floor-to-ceiling sheers that soften the natural light. It's easy to understand why the current owners love spending winter afternoons here, curled up with a book while the northern sun streams through the original windows and gently warms the room.

Adjoining this space, a second living room provides flexibility for everyday family life, a quiet reading retreat or casual entertaining. Rich in character, it connects beautifully with the dining room to create a series of inviting spaces that flow effortlessly throughout the home.

The dining room is nothing short of enchanting, with a striking feature archway and original French door with sidelights framing views of the private rear garden. Bathed in natural light, it's the perfect setting for long lunches, intimate dinners or a quiet morning coffee while enjoying the changing seasons.

At the heart of the home, the kitchen perfectly reflects its unique personality. Original full-height timber cabinetry, an exposed brick fireplace and heritage pantry details celebrate the home's history, while modern conveniences including a 900mm Westinghouse cooker and a dishwasher ensure it functions beautifully for contemporary living. A marble-topped butcher's block, breakfast bar and a French door opening to the porch further enhance both the functionality and charm of this delightful space.

Accommodation comprises three generously sized bedrooms, each continuing the home's character-rich aesthetic. The grand master suite is particularly impressive, featuring floor-to-ceiling sheers, an original fireplace and mantle, and a beautifully appointed ensuite where brushed brass tapware and a blend of vintage and contemporary finishes create a luxurious retreat. The remaining bedrooms are equally generous, offering built-in storage, charming original features and flexible options for families, guests or those working from home.

The benefits of the home's solid double-brick construction are immediately noticeable, providing exceptional thermal performance, acoustic comfort and year-round liveability. Combined with significant upgrades including solar panels, rewiring, new plumbing and a replacement Everhot hot water service, much of the hard work has already been completed, allowing the next owner to simply move in and enjoy.

Outside, established roses, eclectic plantings and a productive apple tree provide seasonal colour and charm, while the secure rear yard offers exciting future potential. Whether your vision includes a carport, outdoor entertaining zone, cottage garden or productive kitchen garden, the space provides a wonderful blank canvas to make your own.

Conveniently positioned just 400m to Ararat's town centre, schools, cafés and services the home enjoys all the benefits of central living while being surrounded by the character and charm that make Vincent Street one of the city's most tightly held addresses. Located within easy walking distance of the Ararat train station further enhances the lifestyle and convenience on offer.

For investors, the property offers an estimated rental return of \$460 per week, while those considering the growing short-stay accommodation market may appreciate the potential Airbnb return of approximately \$300-\$350 per night.

Homes of this calibre are increasingly rare. Rich in history, overflowing with personality and beautifully positioned in one of Ararat's most desirable locations, 46 Vincent Street offers an opportunity to secure a home that is every bit as memorable as it is liveable.

Whether you're searching for a character-filled family residence, a distinctive downsizer, a creative retreat or a unique investment opportunity, this remarkable home deserves your inspection.

Contact Linda Fry on 0484 022 203 today to experience the charm, warmth and individuality of this extraordinary Art Deco residence for yourself.

Other features: Close to Schools, Close to Shops, Close to Transport, Prestige Homes

- Land Area 494.00 square metres
- Building Area: 173.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Ensuite
- Floorboards







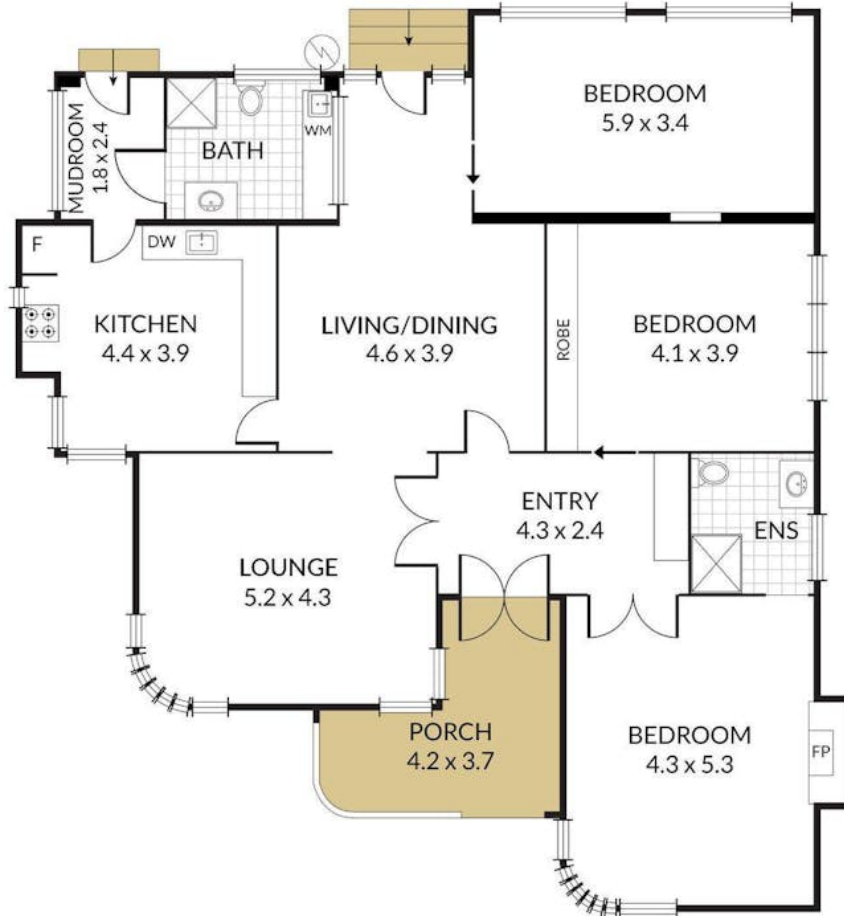


Internal 160m² External 13m² Total 173m²

46 Vincent Street, Ararat



3 x 2 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.