



5 Kneale Street, ARARAT, VIC 3377

Spacious Family Home with Investment Potential in Sought-After West End

Located in the peaceful west end of Ararat, this solid brick home presents an incredible opportunity for families looking for space and comfort, or investors wanting to secure a quality property in a tightly held area. With a generous 1,288m² (approx.) allotment, established gardens, and a versatile floor plan, there's plenty here to enjoy right now and with scope to add value in the future.

The home sits elevated on the block, taking in beautiful bushland views from the front balcony. It's just a short walk to Chalambar Golf Club, Ararat West Primary School, local walking tracks, and the CBD, making it a highly convenient and family-friendly location.

Inside, the home is full of natural light and has been well maintained in its original condition. The spacious lounge room features large windows that bring the outside in, along with a cosy wood heater perfect for winter nights. The kitchen enjoys a lovely outlook and includes a dishwasher, gas heating, great bench space and room for family dining. There are three genuine bedrooms, all generously sized, plus a separate office that could easily serve as a fourth bedroom if needed. The master includes a walk-in robe and private ensuite, while the main bathroom is centrally located and well equipped with a bath, shower and vanity ideal for growing families. Comfort is taken care of year-round with ducted gas heating and evaporative cooling throughout the

TYPE: For Sale

INTERNET ID: 64P4368

SALE DETAILS

\$459,000

CONTACT DETAILS

Ararat

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home.

Step outside and you'll find a well-established yard that's perfect for kids, pets or entertaining and equipped with a pop up sprinkler system to the front and back yard. There's a rear porch for relaxing, a built-in natural gas BBQ, and plenty of shedding including a garden shed, workshop and a separate bungalow perfect for a teenager's retreat, studio or even a home office. A double carport and bitumen-sealed driveway complete the package.

This is a home that offers space, location and solid foundations. Whether you're a family looking for room to grow, or an investor ready to capitalise on one of Ararat's most desirable pockets, this property is packed with potential.

Get in touch today to arrange your inspection as opportunities like this don't last long.

Other features: Close to Schools, Close to Transport

- Land Area 1,288.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single carport











NORTH

This floor plan illustrates a 4-bedroom property featuring a main house and an attached bungalow. The main house includes a large front porch (11.9 x 5.9), a living area (8.1 x 3.6), a kitchen/meal area (6.6 x 3.9) with a dishwasher and pantry, a bathroom, and three bedrooms (2.7 x 3.6, 3.9 x 3.6, and 3.0 x 2.8). It also has a covered patio (5.8 x 2.8) and a carport (5.3 x 7.4) with two parking spaces. The attached bungalow (4.5 x 6.0) contains a bedroom and a bathroom. A separate workshop (4.0 x 7.8) is also shown, with a note indicating its position is not to scale.

Room Details:

- Living:** 8.1 x 3.6
- Kitchen/Meals:** 6.6 x 3.9 (includes DW, P, F, and PANTRY)
- Bathroom:** 1.0 x 1.5
- Bedrooms:** 2.7 x 3.6, 3.9 x 3.6, 3.0 x 2.8
- Ensuite:** 1.0 x 1.5
- Wardrobe:** WIR, ROBE, CLO, CUPB, ROBE
- Entry:** 1.0 x 1.5
- Porch:** 11.9 x 5.9
- Covered Patio:** 5.8 x 2.8
- Carport:** 5.3 x 7.4
- Bungalow:** 4.5 x 6.0
- Workshop:** 4.0 x 7.8 (NOT IN POSITION)
- BBQ Area:** 2.7 x 2.3

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