



## 1/148 High Street, ARARAT, VIC 3377

Renovated, Ready & Remarkably Versatile – A High-Performing Cottage in Central Ararat

Centrally positioned and beautifully updated, 148 High Street, Ararat is a renovated three-bedroom cottage that delivers style, comfort, and flexibility - making it an ideal choice for first home buyers, downsizers, or investors seeking a strong performer in the current market.

From the street, the Colorbond iron exterior immediately sets the tone for a home that has been thoughtfully refreshed.

Step inside and you're welcomed by a sleek, open-plan living space, featuring modern floating floors, split-system heating and cooling and ample room to comfortably accommodate a dining table for everyday living.

The compact and functional kitchen is well designed, offering gas cooking and a built-in pantry, while the modern bathroom continues the contemporary theme with a shower, vanity, and toilet - all finished in clean, timeless tones. All three bedrooms are generously sized, providing comfortable accommodation whether you're moving in yourself or appealing to renters.

**TYPE:** For Sale

**INTERNET ID:** 64P4427

**SALE DETAILS**

**\$310,000 - \$320,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

Outside, a covered patio creates the perfect spot to unwind on a warm summer evening, while the spacious courtyard adds low maintenance convenience.

For investors, the property is currently leased on a periodic tenancy at \$385 per week, delivering an excellent return and flexibility moving forward. For owner-occupiers, this arrangement also presents the opportunity to move in and make it your own, subject to the appropriate notice.

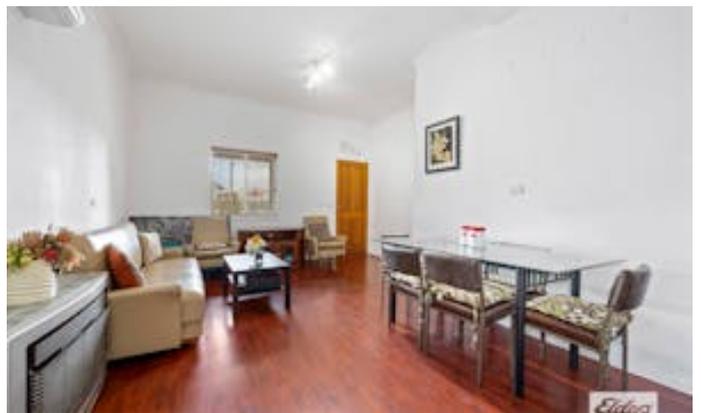
In a market where demand for high-performing, low-maintenance homes is at an all-time high, properties like this are tightly held and highly sought after.

Contact the listing agent, Linda Fry, on 0484 022 203 for further information or to arrange your inspection.

This is one you won't want to miss.

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

- Land Area 287.00 square metres
- Building Area: 86.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



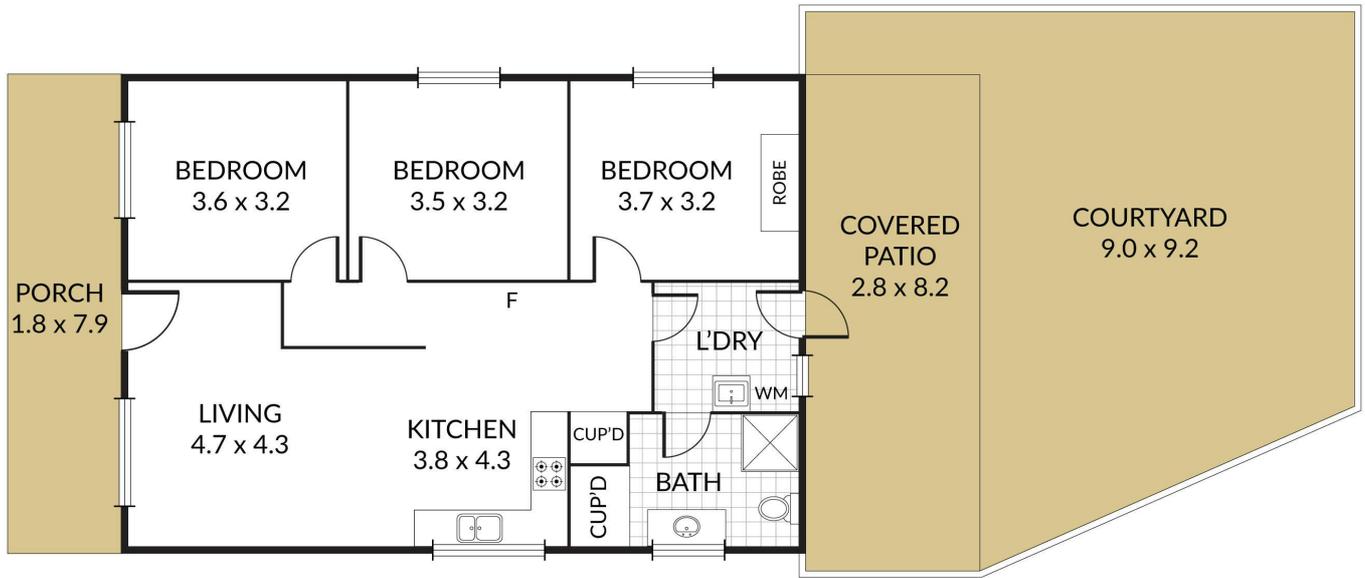


Internal 86m<sup>2</sup> External 89m<sup>2</sup> Total 175m<sup>2</sup>

1/148 High Street, **Ararat**



3 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.