



32 Tobin Street, ARARAT, VIC 3377

Develop (STCA), invest, or renovate and move in?

Set on a generous approx. 1,012 sqm allotment with rear lane access, this well-located 3-bedroom weatherboard home presents outstanding potential to renovate, develop (STCA), or continue as a solid, compliant investment currently returning \$250 per week until December 2026.

Conveniently positioned close to schools and Main Street amenities, the home features three well-sized bedrooms, a comfortable lounge room with split-system heating and cooling, and a large kitchen with gas cooking. The bathroom includes a shower over bath, offering practical family living.

Outside, the property boasts a spacious rear yard, shed, and water tank, providing ample space and flexibility for future improvements or development.

An excellent opportunity for investors, renovators, or developers alike-act now to secure this versatile property.

Contact the selling agents today for more information.

TYPE: For Sale

INTERNET ID: 64P4439

SALE DETAILS

\$290,000-\$299,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
0417 371 872

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

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage





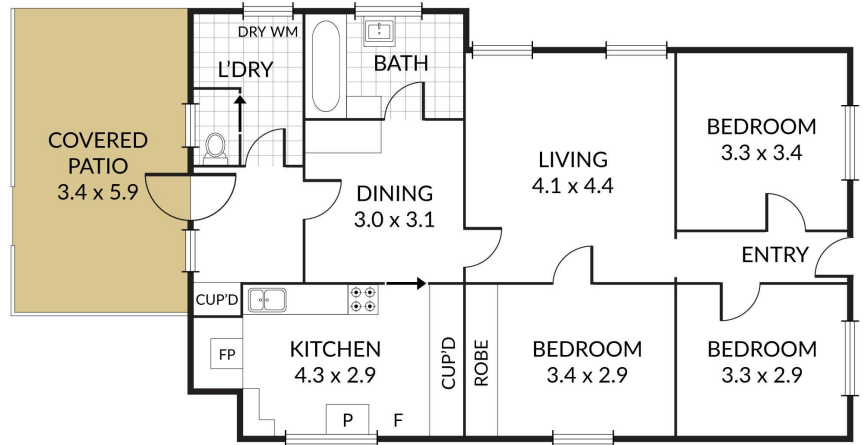
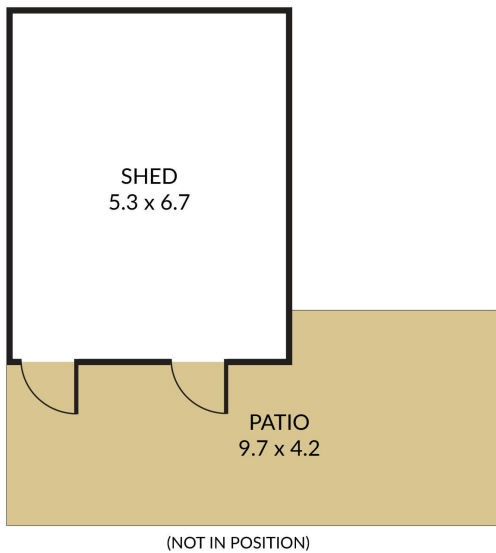


Internal 97m² External 94m² Total 191m²

32 Tobin Street, Ararat



3 x 1 x 0 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.