



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





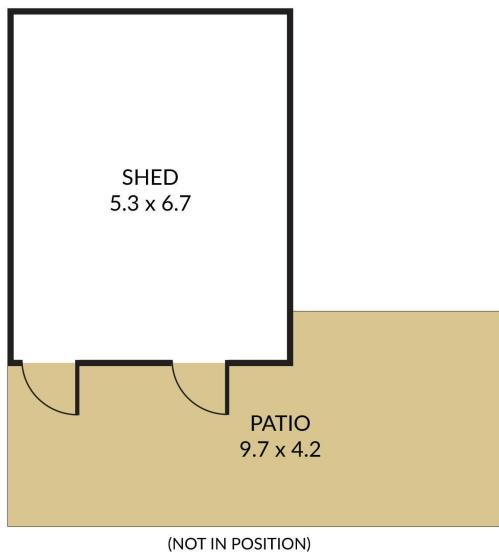


Internal 97m² External 94m² Total 191m²

32 Tobin Street, **Ararat**

NORTH

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.