



## 18 Ellerker Avenue, ARARAT, VIC 3377

### Renovated West-End Home with Wheelchair Access

Recently updated inside and out, this 3-bedroom double-brick rendered home is set on an approx. 846 sqm block in one of the west end's most sought-after streets. Designed for comfort and accessibility, it features two ramps and a wheelchair-friendly main bathroom, making it ideal for retirees, investors, or families looking to upsize.

#### Outside Features:

Low-maintenance landscaped front garden with artificial turf, double carport,

alfresco entertaining area, garden shed, spacious rear yard and recently rendered exterior for a fresh, modern look

#### Inside Features:

Generous living area with near-new carpet, fresh paint, gas heating, and split system

Dining and second living area flowing into a modern kitchen with updated cupboards, benchtops, and appliances

Main bedroom with a walk-in robe and stylish ensuite featuring double entry, shower, and freestanding vanity

**TYPE:** For Sale

**INTERNET ID:** 64P4443

#### SALE DETAILS

**\$450,000 - \$495,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**David Jennings**  
0417 371 872

Two additional bedrooms to complete the home

Fully renovated wheelchair-friendly main bathroom

With its superb west-end location close to a primary school, kindergarten, walking tracks, and the popular Chalambar Golf & Bowls Club, this home offers both convenience and lifestyle.

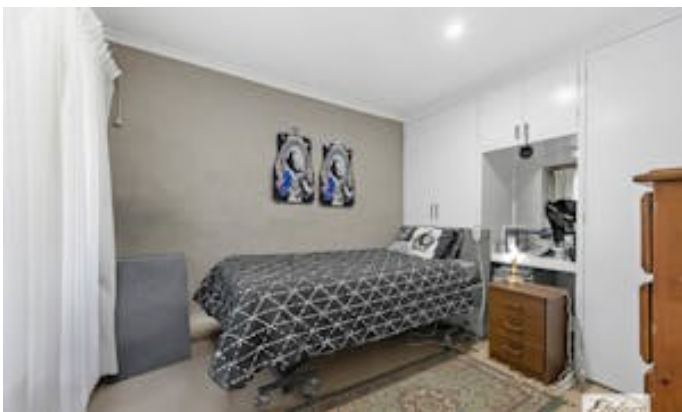
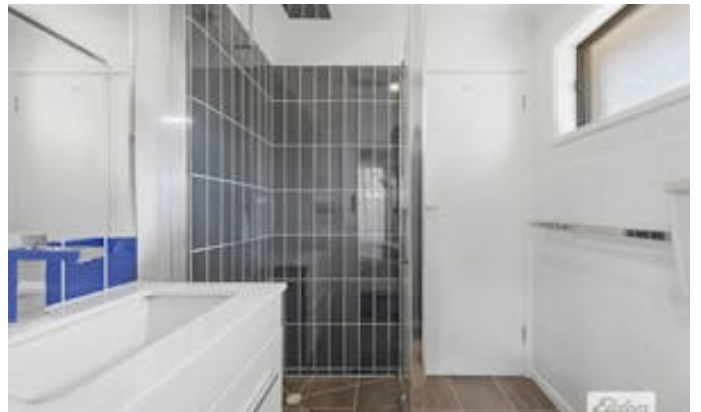
Move-in ready, tastefully renovated, and accessible â## this is a property that truly ticks all the boxes. Currently tenanted at \$380 per week with some great tenants until March 2026.

Other features: Close to Schools

- Land Area 846.00 square metres
- Building Area: 155.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport
- Ensuite









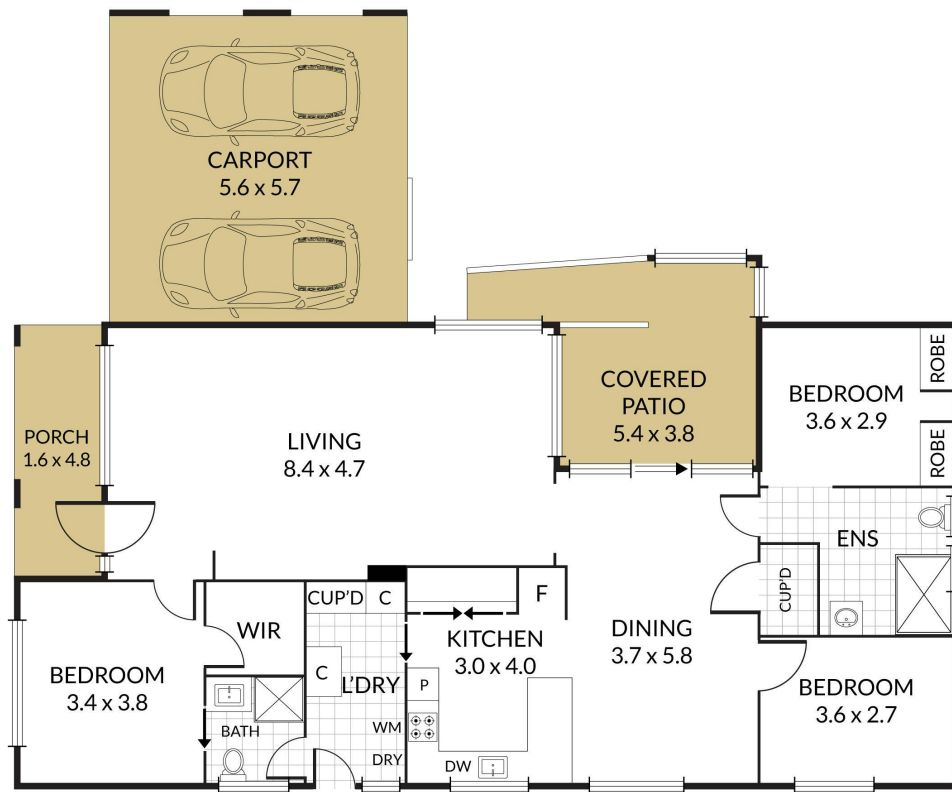


Internal 133m<sup>2</sup> External 56m<sup>2</sup> Total 189m<sup>2</sup>

18 Ellerker Avenue, **Ararat**



3 x 2 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.