



37 Grano Street, ARARAT, VIC 3377

Fantastic First Home, Investment or Development Opportunity right here

Set on a generous approx. 1256sqm block with valuable rear lane access, this well-maintained 3-bedroom vinyl-clad home offers endless potential â## whether as a first home, investment, renovation project, or subdivision opportunity (STCA).

Property features include a large block with subdivision potential (STCA). Rear lane access, single carport, covered rear entertaining area and BBQ space, water tank, garden shed, and 7 solar panels for energy savings.

Inside features include a living room with gas heating and ceiling fan, kitchen with gas cooking and dining space, and 3 bedrooms (with either BIR or wardrobe). The bathroom has a shower over the bath.

With plenty of scope to extend, renovate, or develop, this affordable property ticks all the boxes for first-home buyers, investors, and developers alike.

Act now â## opportunities like this don't last!

Other features: Close to Schools

- Land Area 1,256.00 square metre
- Building Area: 127.00 square metres

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 64P4459

SALE DETAILS

\$320,000 - \$350,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
0417 371 872

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport





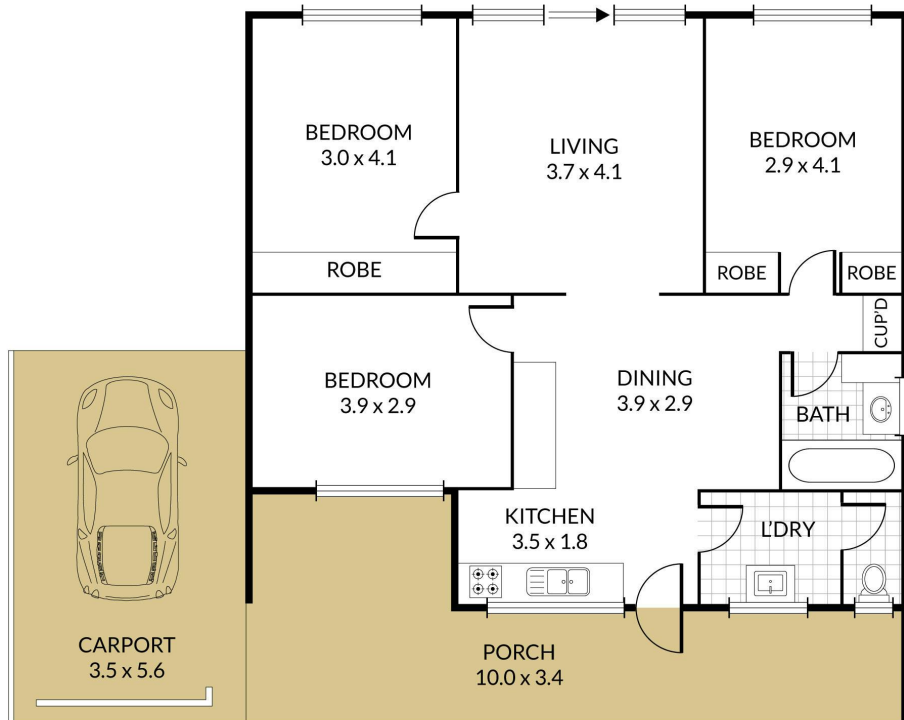


Internal 82m² External 43m² Total 125m²

37 Grano Street, **Ararat**



3 x 1 x 1 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.