



2 Omaroo Court, ARARAT, VIC 3377

Near-New Executive Family Home – West End Location

Proudly built by local builders G.J. Gardner Homes, this executive Woodbridge 195 4-bedroom brick veneer home sits in an elevated and sought-after west-end subdivision, just 15 months old and still covered by the balance of the new home warranty. Set on a 753sqm block, it offers a superb floorplan, quality finishes, and sweeping views to Mt Langi Ghiran from the living room.

Outdoor Features:

- Exposed concrete driveway and paths
- Quality fencing, sprinkler system, and low-maintenance landscaping
- Covered alfresco area
- Garden shed with room for a larger shed if desired
- Spacious side and rear yard with rear access

Inside Features:

- Electric ducted heating and cooling for year-round comfort

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: 64P4465

SALE DETAILS

\$719,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
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Front living room or study

Main bedroom with W.I.R. and modern ensuite

Three additional bedrooms with B.I.R.s

Family bathroom with freestanding bath and separate shower

Light-filled open living/dining area with views to Mt Langi Ghiran

Stylish kitchen with stone benchtops, W.I.P., induction cooktop, electric oven, and dishwasher

Durable vinyl plank flooring in living areas

Currently tenanted to excellent tenants on a periodic lease at \$585 per week, this home is ideal for investors, families, or those wanting a near-new home without the hassle of building.

All the hard work is done â## simply move in and enjoy the home, the views, and the location.

Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Openable Windows, Roller Door Access

- Land Area 742.00 square metres
- Building Area: 195.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







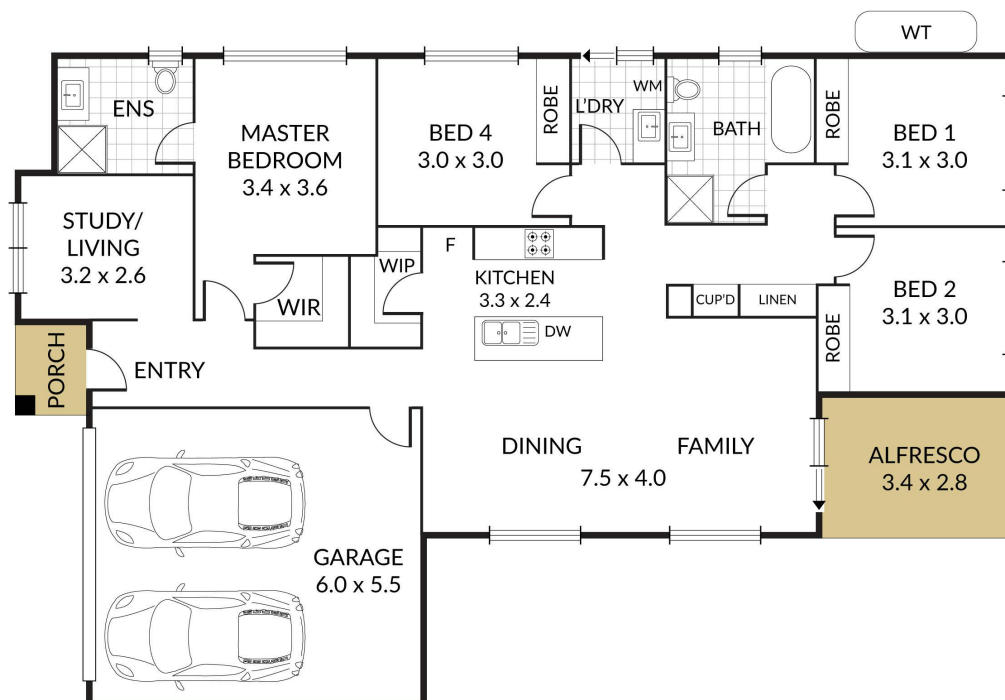


Internal 186m² External 11m² Total 197m²

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4 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.