



4 Barkly Street West, ARARAT, VIC 3377

Timeless Elegance with Modern Comfort in a Prestigious Location

Perfectly positioned on sought-after Barkly Street West, just a short walk to the CBD, schools and everything Ararat has to offer, this grand period residence blends character and modern amenity in one of the city's most admired settings.

Set behind traditional style electronic gates and surrounded by beautifully established gardens, the home occupies a generous 1,016m² (approx.) allotment and delivers a scale and caliber rarely offered in the Ararat market.

Beyond the welcoming traditional facade, the home offers five genuine bedrooms (one currently utilised as a dedicated home office with courtyard access), two separate living zones, and a wonderful indoor-outdoor flow.

Showcasing a timeless elegance throughout, the wide timber-floored hallway draws you into the expansive open-plan living zone complete with a classic mantle and ambient electric fireplace. The gourmet kitchen blends style and practicality with stone benchtops, a 900mm freestanding induction cooker, feature mantle surround, and a large walk-in pantry with additional cabinetry, open shelving and a plumbed refrigerator space. Double sliding doors extend this space onto a covered alfresco area spacious enough for both outdoor lounging and dining.

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: 64P4469

SALE DETAILS

\$780,000

CONTACT DETAILS

Ararat

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ARARAT, VIC
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Linda Fry

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Accommodation highlights include:

- King-sized master suite with his-and-hers walk-through robe
- Luxuriously appointed ensuite with double vanity and floor-to-ceiling tiling
- Three additional queen-sized bedrooms, two with BIR's, ornate mantles and cast iron inserts
- Fifth bedroom or home office with French doors opening to a private courtyard, ideal for remote professionals.
- Elegant main bathroom with spa bath, double vanity and separate toilet
- Spacious and well-appointed laundry with custom joinery

Complemented by gas ducted heating and refrigerated cooling throughout, a split-system air conditioner and quality window furnishings - climate control is assured.

Externally, the property offers:

- Lush established gardens with automated irrigation.
- 6.6Kw Solar for reduced energy costs
- 6m x 6m powered shed, attached double carport with rear lane roller door access
- Additional gated area for caravan, boat or trailer storage

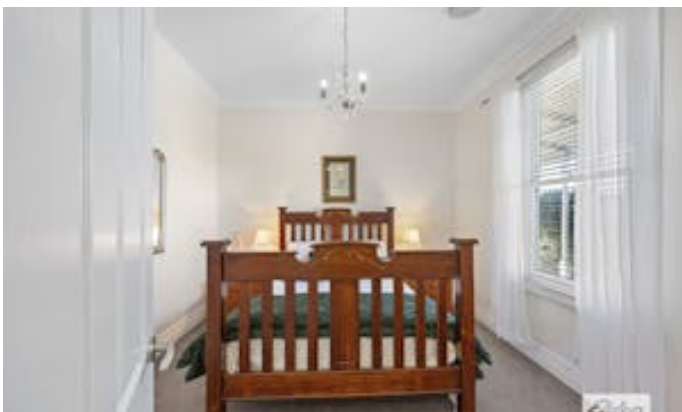
This extraordinary home combines period grandeur, modern luxury and everyday livability in one of Ararat's most sought-after locations - the perfect choice for buyers who appreciate grace, quality and convenience in equal measure.

This is a truly unique offering that deserves your personal attention. For further details or to secure your inspection, please contact Linda Fry.

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

- Land Area 1,016.00 square metre
- Building Area: 193.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double carport
- Ensuite
- Floorboards





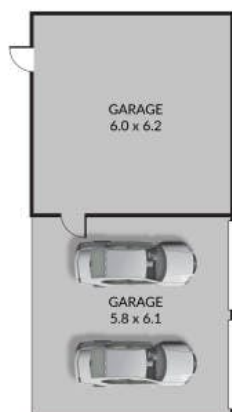


Internal 193m² External 823m² Total 1016m²

4 Barkly Street West, **Ararat**



5 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.