



## 93 Queen Street, ARARAT, VIC 3377

### Federation Charm Meets Modern Comfort

Step inside "Messines," a timeless Federation home that effortlessly blends classic period elegance with modern living conveniences. Solid red brick and a lace-trimmed bullnose veranda welcome you, while soaring 11ft pressed metal ceilings, ornate cornices, ceiling roses, picture rails, and four fireplaces capture the character and charm of a bygone era.

The grand central hallway with decorative plaster arch leads to a formal sitting and dining room, three (of the four) generously proportioned bedrooms, two with built-in robes. A spacious, updated family bathroom features a bath, shower, vanity, and separate toilet.

The rear extension provides a light-filled, open-plan living area, seamlessly connecting the kitchen, dining, and family spaces. The modern kitchen boasts near-new appliances, ample bench space, generous storage options, and a corner pantry - perfect for everyday family living or entertaining guests. At the rear of the home, the master bedroom includes built-in robes and direct access to the alfresco area.

Step outside to the alfresco zone, ideal for gatherings or relaxing in peace. The property sits on a 654sqm (approx.) allotment with secure fencing, a single garage with

**TYPE:** For Sale

**INTERNET ID:** 64P4519

#### SALE DETAILS

**\$515,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

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.

workshop bench and storage, and practical extras including a garden shed and fire pit area. Comfort and efficiency are ensured with two split-system air conditioners, designer fans, and a 6.6kW solar system with 18 panels.

Perfectly positioned for family convenience, this charming home sits within close proximity to Ararat's CBD, hospital, local gardens, schools, child care facilities and public transport. On a manageable block, it offers a lifestyle of ease, accessibility, and practicality while retaining all the character and charm of a Federation home.

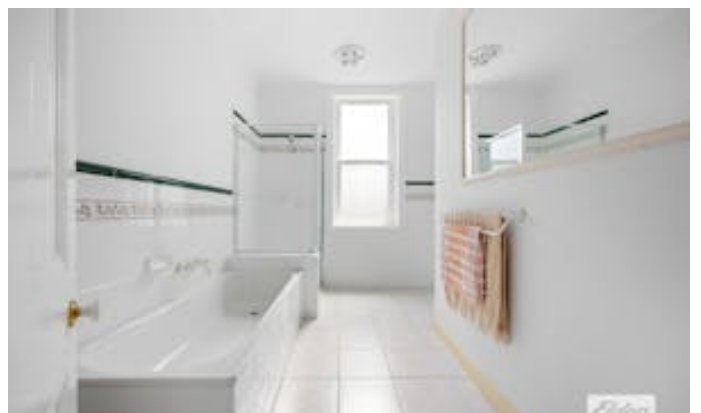
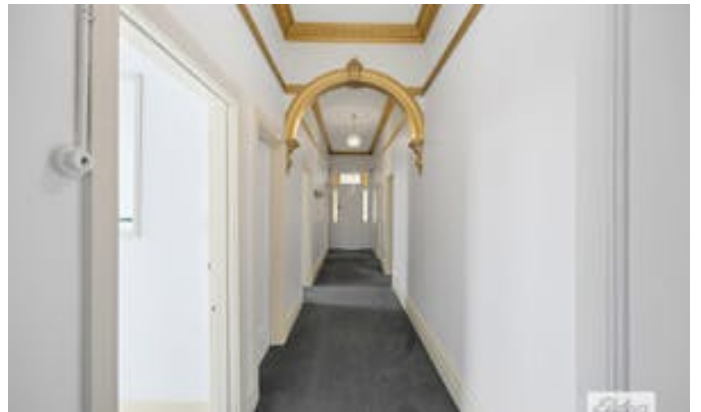
Presenting an excellent investment opportunity, the home offers the ideal set up for share housing and is currently leased until December 2025 to quality renters at \$450 per week.

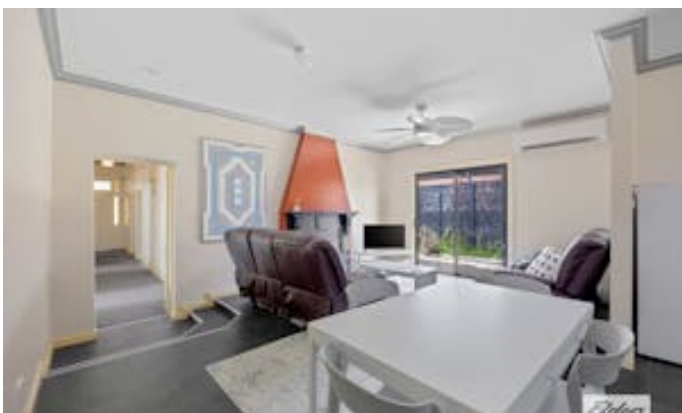
Period homes with modern updates and versatile options like this are rare - don't miss your chance to secure this Federation beauty - contact Linda Fry today to arrange your private inspection.

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

- Land Area 654.00 square metres
- Building Area: 191.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage









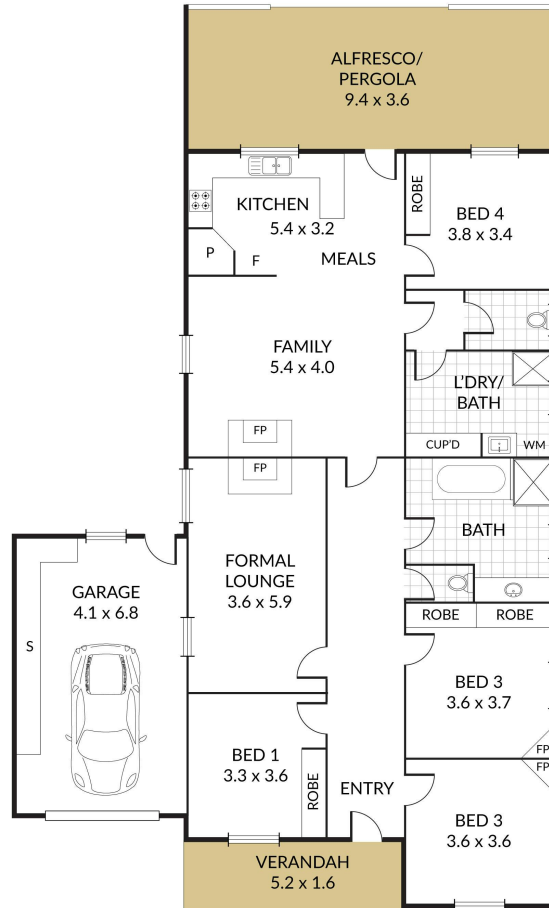


Internal 191m<sup>2</sup> External 41m<sup>2</sup> Total 232m<sup>2</sup>

93 Queen Street, Ararat



4 x 2 x 1 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.