

10 Gossip Avenue, ARARAT, VIC 3377

Premium Quality, Proven Performance & Effortless Living

Built to an exceptional standard by respected local builder Scott Jackson of ISJ Building, this near-new residence delivers the perfect combination of contemporary style, quality craftsmanship and low-maintenance living. Whether you're seeking a set-and-forget investment, your first home, or a secure low maintenance lifestyle, 10 Gossip Avenue presents an outstanding opportunity in one of Ararat's quietest residential pockets.

Currently leased to a quality long-term renter at \$420 per week until 16 February 2027, the property offers immediate income and peace of mind for investors, while also representing a future lifestyle opportunity in a location that continues to grow in popularity.

Spanning approximately 125sqm under roof, the thoughtfully designed floorplan incorporates two generous bedrooms, two beautifully appointed bathrooms and a light-filled open-plan living zone that seamlessly connects the kitchen, dining and lounge areas.

The stylish kitchen has been designed with both practicality and aesthetics in mind, featuring 40mm stone benchtops, quality 900mm stainless steel appliances, ample

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TYPE: For Sale

INTERNET ID: 64P4520

SALE DETAILS

\$459,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

storage and a timeless neutral colour palette that will appeal for years to come.

Throughout the home, premium finishes elevate the overall feel, including 2700mm high ceilings, double-glazed windows, LED lighting, timber-look vinyl plank flooring to the living areas and plush carpets to both bedrooms. The bathrooms continue the theme of luxury with floor-to-ceiling tiling, upgraded tapware and quality fixtures.

Comfort is assured year-round with split-system heating and cooling, while the home's modern construction offers added confidence with the balance of 7 year builders warranty in place.

Positioned in a quiet and convenient location close to local amenities, this is a rare opportunity to secure a near-new home where all the hard work has already been done.

Opportunities of this caliber are highly sought after and rarely remain available for long. Contact Linda Fry on 0484 022 203 today to arrange your private inspection or request further information.

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

- Land Area 196.00 square metres
- Building Area: 125.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Single garage
- Ensuite



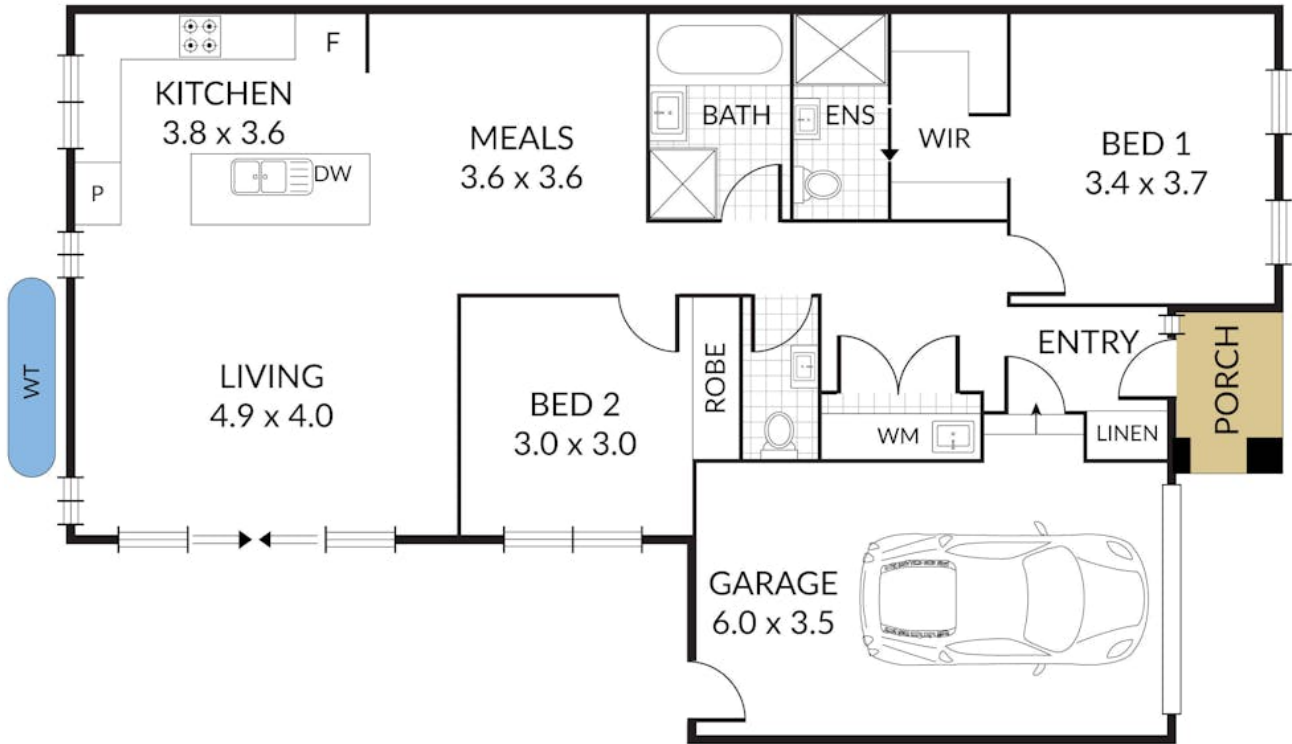




Internal 125m² External 3m² Total 128m²

10 Gossip Avenue, Ararat

2 x 2 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.