



7 Steven Crescent, ARARAT, VIC 3377

Well Maintained Entry Level Opportunity

Located in a quiet street, this neat and tidy HardiPlank home is full of warmth, character and potential and ideally suited for the first home buyer looking to get a foot in the market or investors seeking a solid return in Ararat's strong rental market.

Step inside and you'll immediately feel the homely vibe, The layout is light-filled and surprisingly spacious, offering two generous bedrooms, a central bathroom with a shower over bath, and a welcoming living room complete with an open fireplace that provides wonderful heat ideal for those cosy nights in. The kitchen and dining area is well-sized, featuring a well appointed Laminex kitchen with gas cooking and a split system for year-round comfort. With thoughtful updates and fresh paint throughout, the home feels well cared for, and the fact that it's already been re-stumped means you can move in or rent it out with confidence.

Out the back, there's plenty on offer starting with a semi self-contained bungalow that provides the perfect space for a teenager's retreat, home office or guest accommodation. There's also an oversized single carport and a lockable workshop, great for storage, hobbies or a home business. Set on a generous 696m² (approx.) block with convenient rear lane access, the property includes a chook yard, wood shed, and even potential for future development (STCA).

This is a home that offers flexibility, lifestyle, and long-term value. Whether you're starting out, investing, or simply searching for a property with personality and room to

TYPE: For Sale

INTERNET ID: 64P4529

SALE DETAILS

\$335,000 - \$345,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Michael Fratin
0409 184 572

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.

grow, this one is definitely worth a look with an estimated rental return of \$350 per week . Get in touch today to arrange your inspection as properties like this don't stay on the market for long.

- Land Area 696.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1



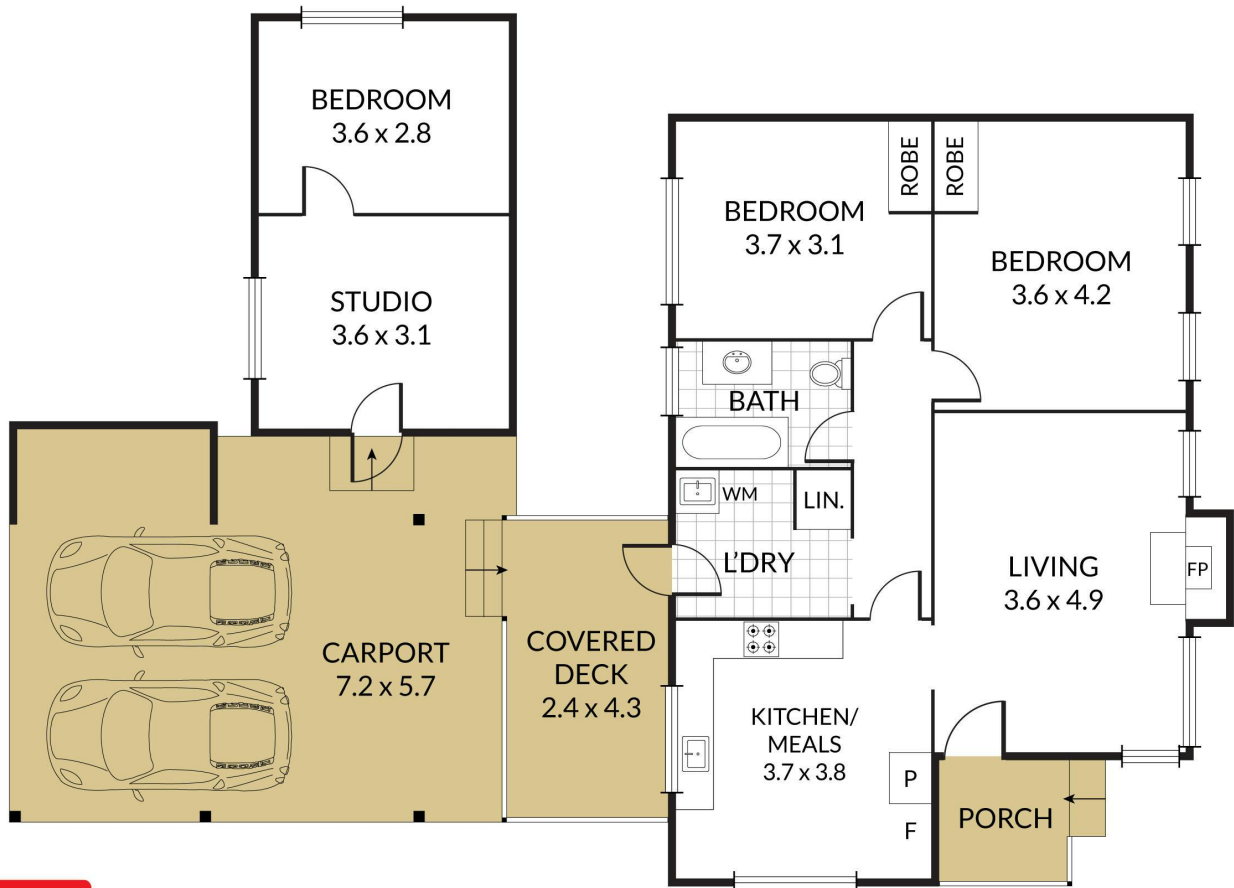




Internal 97m² External 56m² Total 153m²

3 x  1 x  2 x 

7 Steven Crescent, Ararat



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.