

36 Gordon Street, ARARAT, VIC 3377

Modern Luxury with Lifestyle Appeal – Secure Your Future Home at 36 Gordon Street!

The wait is nearly over! With the lease for this stunning residence up for renewal in November 2025, the door is opening for an owner occupier to make their move.

Whether you're looking to downsize, buy your first home, or secure a stylish new residence in a sought-after location, this brand-new, custom-built home is an opportunity not to be missed.

Crafted to the highest standards by Blue Hill Homes, the property features 3 bedrooms, 2 bathrooms, and a single garage, thoughtfully designed with modern comfort and easy living in mind. Every detail reflects quality – from stone benchtops and 900mm appliances in the kitchen to the floor-to-ceiling tiled bathrooms, high ceilings, and a sun-filled living space.

Currently achieving \$510 per week in rent, this home has already proven to be a strong investment – but the real value lies in the lifestyle on offer. Imagine yourself enjoying a bright, low-maintenance home, fully landscaped and positioned close to Ararat's CBD, cafes, supermarkets, schools, parks, and transport.

TYPE: Sold

INTERNET ID: 64P4536

SALE DETAILS

\$469,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

Highlights include:

- Light-filled living zone designed for year-round comfort and relaxation
- 2700mm high ceiling enhancing space and natural light.
- Designer kitchen with stone benchtop and quality appliances.
- Luxurious bathrooms with premium finishes.
- Split system heating/cooling and LED lighting throughout.
- Low-maintenance garden.

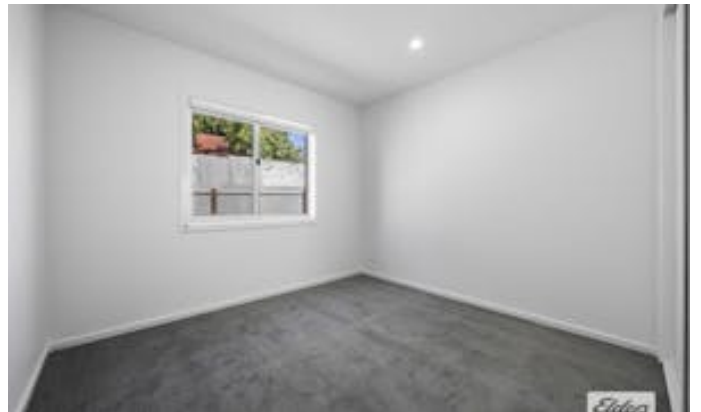
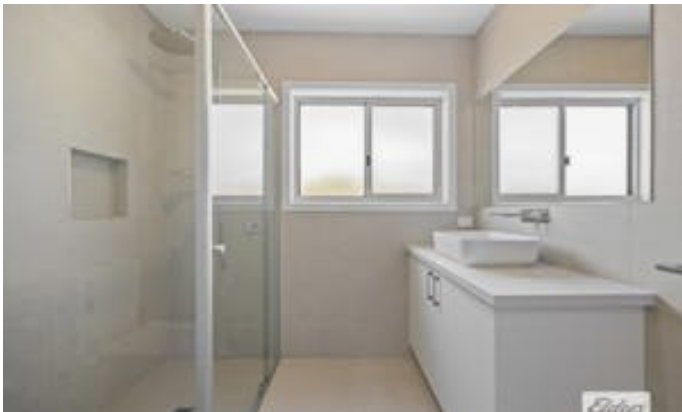
Whether you're dreaming of your own modern haven or seeking to secure a second income stream, this property deliver versatility, value, and future lifestyle appeal.

Contact Linda Fry today to arrange your inspection and explore how 36 Gordon Street could become your next home.

Other features: Window Treatments

- Land Area 253.00 square metres
- Building Area: 141.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite





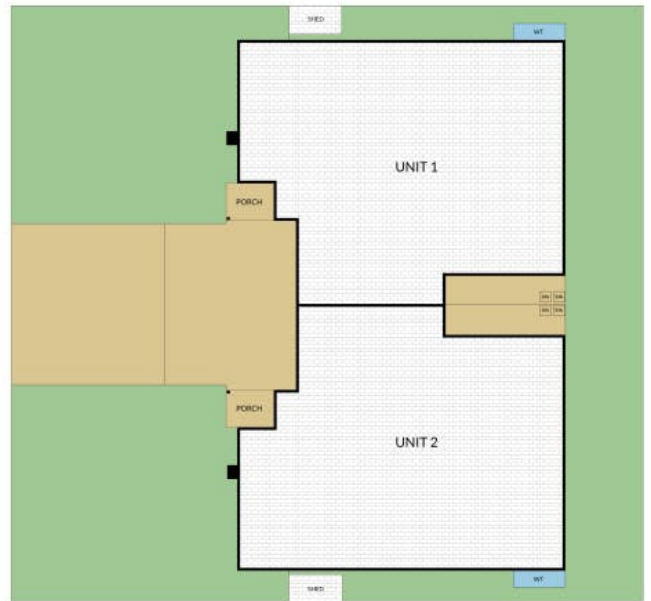
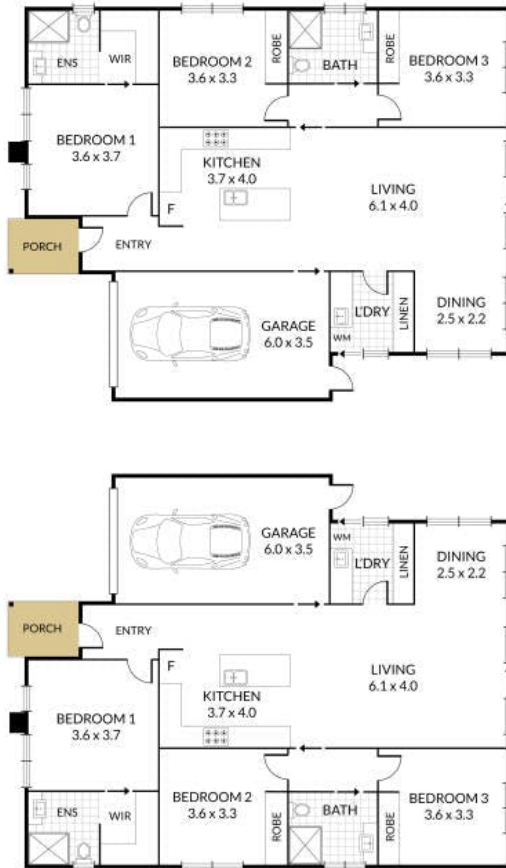


Internal 282m² External 224m² Land Size 506m²

36 & 38 Gordon Street, **Ararat**



6 x 4 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.