

## 46 McLellan Street, ARARAT, VIC 3377

First home or investment opportunity right here

This charming three-bedroom clad period home is set on a generous approx. 860 sqm block and offers the added benefit of rear lane access. Whether you're looking to invest or occupy in the future, this affordable property presents plenty of potential.

Currently tenanted on a periodic lease at \$290 per week, the rent is scheduled to increase to \$320 per week from 4 September 2026, providing an attractive return for investors.

Outside, the property features a large backyard, garden shed, water tank, outside toilet, and a bungalow that could serve as additional accommodation, a home office, or hobby space (STCA).

Inside, the home retains character with dado boards in the living room, which also includes a split-system air conditioner for year-round comfort. The three bedrooms offer good accommodation, with one featuring a built-in robe. The bathroom includes both a separate shower and bath, while the kitchen provides electric cooking and space for casual dining.

An affordable opportunity with investment appeal and future flexibility. Contact the selling agents today to arrange your inspection.

**TYPE:** For Sale

**INTERNET ID:** 64P4546

**SALE DETAILS**

**\$295,000**

**CONTACT DETAILS**

**Ararat**

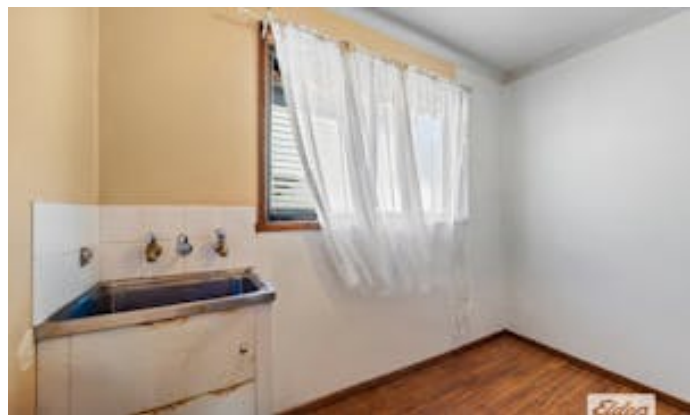
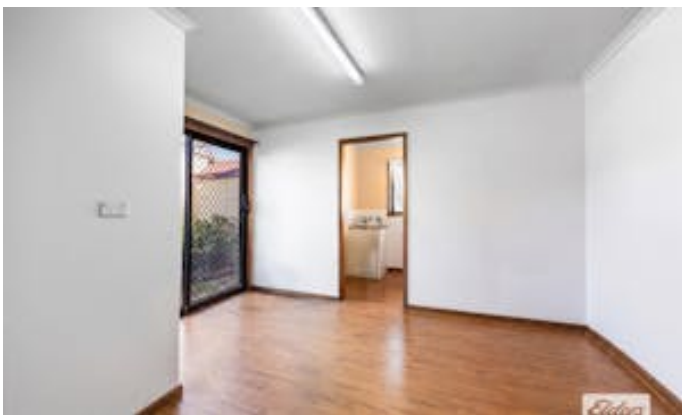
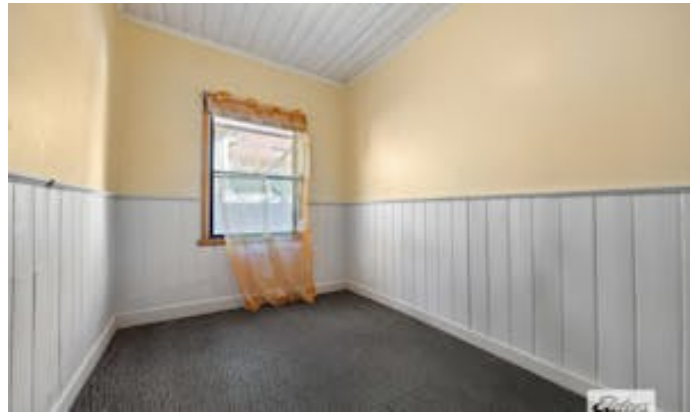
167 Barkly Street  
ARARAT, VIC  
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**David Jennings**

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- Land Area 860.00 square metres
- Building Area: 115.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







Internal 120m<sup>2</sup> External 50m<sup>2</sup> Total 170m<sup>2</sup>

46 McLellan Street, Ararat



3 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.