



29 Ford Street, ARARAT, VIC 3377

West End Gem with Alfresco Living, Studio & Shed – Perfect for Families, Downsizers or Investors

Positioned in the quiet and highly sought-after West End, just moments from local schools and everyday conveniences, 29 Ford Street delivers the perfect balance of comfort, functionality and lifestyle.

Set on a generous 725m² allotment, this well-presented three-bedroom home will impress buyers seeking a property that is move-in ready with standout extras. Each bedroom features built-in robes, ceiling fans and split system air conditioning, while the master enjoys the convenience of an ensuite. The family bathroom boasts a deep soaking tub, large vanity and toilet – ideal for relaxing at the end of the day.

At the heart of the home is a light-filled, updated kitchen with granite stone benchtops, gas cooktop, wall oven and separate grill, plus a walk-in pantry. Designed for easy family living, the adjoining dining and second living area flow seamlessly into the main family room, complete with Rinnai gas heating and direct access to the show-stopping alfresco.

Measuring an impressive 7.6m x 7.6m, this decked outdoor entertaining area is a true highlight – featuring aluminium shutter blinds, privacy screening, decorative vine lighting, electric bar heater and even a misting system. A striking 1200mm timber pivot door also provides direct access from the front yard, making this the ultimate year-round space for gatherings with family and friends.

TYPE: For Sale

INTERNET ID: 64P4551

SALE DETAILS

\$540,000 - \$560,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

Adding to the appeal is a versatile 2.8m x 6m office/studio with separate access, fully lined and insulated, split system, carpet and track lighting â## perfect for those working from home, running a small business, or seeking a private creative retreat.

For the tradies and tinkerers, a 6m x 6m powered shed with concrete flooring, ceiling fan and sliding doors provides excellent storage and workspace, complemented by a carport plus two extra parking spaces. The secure, backyard is a haven with established gardens, water features, automatic sprinklers, micro garden sprayers and a separate side patio with gated front access.

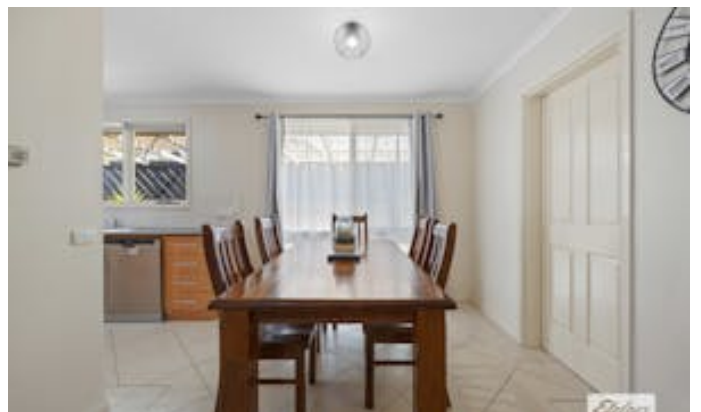
Located just 500mtrs to Ararat West Primary School, 800mtrs to Ararat Secondary College, and only a short stroll to the town centre and train station, this property offers outstanding convenience.

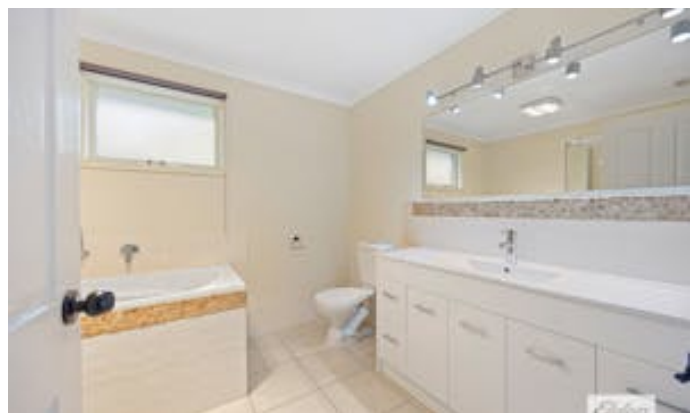
Whether you're searching for the perfect family home, your first step into the market, a smart downsizing option, or an investment with plenty of appeal â## 29 Ford Street is sure to impress.

Inspection is a must, contact Linda Fry on 0484 022 203 today â## this West End gem won't last long!

Other features: Close to Schools

- Land Area 725.00 square metres
- Building Area: 119.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single carport
- Ensuite









Internal 119m² External 223m² Total 342m²

29 Ford Street, Ararat



3 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.