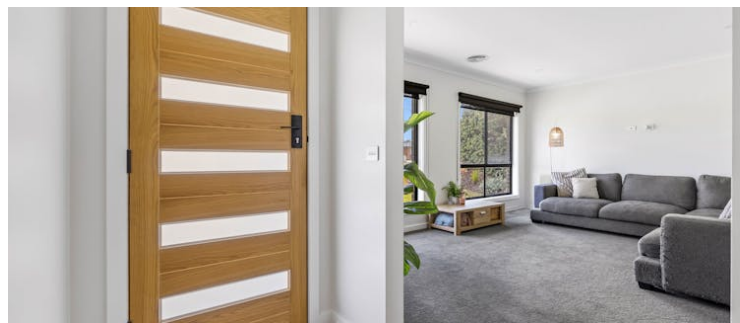




16 Vincent Street, ARARAT, VIC 3377

Exceptional Quality, Stylish Design & Every Modern Comfort – Central Ararat Living at Its Best

Discover a home where thoughtful design, premium finishes, and superior craftsmanship come together in perfect harmony. Built to an impeccable standard by respected local builder Scott Jackson of ISJ Building, 16 Vincent Street presents an outstanding opportunity to secure a beautifully finished, family home that combines effortless living with refined style - all within walking distance to the CBD, schools, supermarkets, and everything that Ararat has to offer.

Spanning 212 sqm under roof, this near-new 4-bedroom, 2-bathroom residence showcases meticulous attention to detail and a focus on functionality. The north-facing open-plan kitchen, dining, and family living area forms the heart of the home - a stunning light-filled space seamlessly connecting to the outdoor alfresco. The kitchen features stone benchtops with waterfall end, 900mm appliances, and a generous walk-in pantry with additional stone benchtop and open shelving, blending practicality and style. The family living area also features an elegant electric fire, creating a warm and inviting space for daily living and entertaining.

A spacious second lounge area provides an additional retreat for the family, perfect for quiet relaxation, media, or a dedicated kids' zone, offering flexibility in how the home is enjoyed.

Accommodation is thoughtfully designed to cater to modern family living. The luxurious master suite is a private sanctuary, complete with a double shower ensuite, generous

TYPE: For Sale

INTERNET ID: 64P4570

SALE DETAILS

\$739,000 - \$749,000

CONTACT DETAILS

Ararat

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Linda Fry

0484 022 203

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vanity space, and a large walk-in robe. Three additional generous bedrooms are conveniently located in a dedicated kids' zone, offering privacy and easy access to a stylish family bathroom, separate toilet, and the well-appointed laundry with stone benchtop and pull-out hamper. Each bedroom boasts ample storage, natural light, and comfort with plush carpet flooring.

With timber-look vinyl planks, 2550mm ceilings, LED lighting, and ducted reverse-cycle refrigerated heating and cooling throughout, the home is designed for year-round comfort.

Externally, the attention to detail continues - a fully landscaped garden surrounds the home with neat lawn areas, easy-care garden beds, exposed aggregate paths along the perimeter, and secure colorbond fencing with gates. The generous rear yard offers rear lane access, ideal for boat or caravan storage, and leads to the impressive 9.8m x 5.9m tradesman's shed featuring remote roller door access, concrete floor, and power - a dream for the tradesman, hobbyists or those seeking additional vehicle space. A rainwater tank, undercover alfresco, and the home's position adjacent to parkland further elevate its appeal.

Built with enduring quality in mind and backed by the balance of a 25-year structural guarantee, this exceptional residence represents one of the best opportunities in the Ararat market today.

Contact Linda Fry on 0484 022 203 to arrange your private inspection and experience the perfect blend of quality, comfort, and location for yourself.

Other features: Close to Schools, Close to Shops, Close to Transport, Prestige Homes

- Land Area 769.00 square metres
- Building Area: 212.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage
- Ensuite







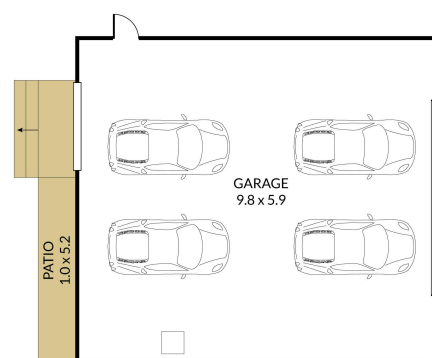
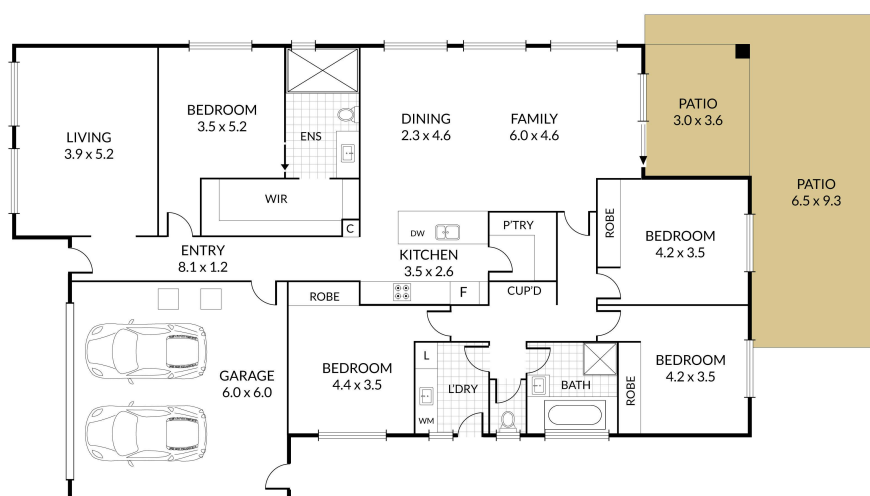


Internal 212m² External 144m² Total 356m²

16 Vincent Street, **Ararat**



4 x 2 x 6 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.