



1/20 Acacia Avenue, ARARAT, VIC 3377

Stylish and Modern Low Maintenance Home

This beautifully presented low maintenance 7 year old Bond Home perfectly blends comfort, practicality and low-cost living in a peaceful setting overlooking a bush reserve. And just minutes from the Ararat West Primary School, CBD and Chalambar Golf & Bowls Club. From the moment you enter, you'll appreciate the thoughtful layout, quality finishes and relaxed lifestyle on offer.

At the heart of the home sits a spacious kitchen that will impress any cook, complete with a large window capturing views of the surrounding bush reserve. There's a 900mm oven with gas cooktop, dishwasher and a generous walk-in pantry offering ample storage. The adjoining dining area enjoys the comfort of a split system and flows easily to the formal lounge where double-glazed windows and sliding doors create a sense of openness and warmth.

The main bedroom is a true retreat with its own split system and ceiling fan for year-round comfort, and features a dual walk-through robe and a private ensuite featuring a stylish wall-hung vanity, frameless walk-in shower. The second bedroom is equally inviting with built-in robes, a ceiling fan and split system, while the third bedroom also includes built-in robes and plenty of natural light. The family bathroom is ideal for everyday living with a shower, vanity and bath, complemented by a separate toilet and convenient linen storage nearby.

Outside, the home continues to impress with a timber deck and covered veranda fitted

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.

TYPE: For Sale

INTERNET ID: 64P4580

SALE DETAILS

\$435,000 - \$450,000

CONTACT DETAILS

Ararat

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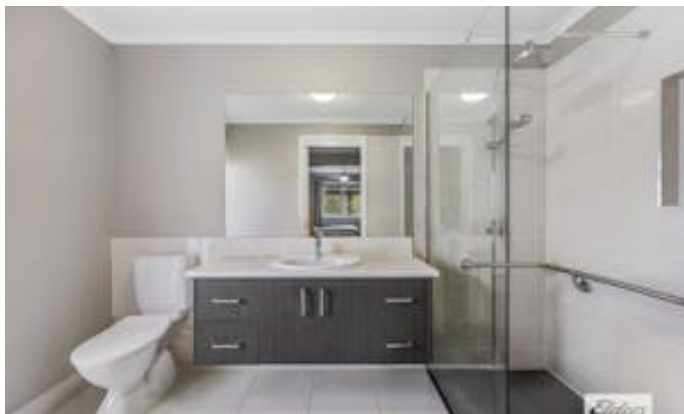
with rear blinds, providing the perfect spot to relax or entertain all year round. The low-maintenance rear yard is secure and includes a carport and workshop, while ramp access at both the front and rear ensures easy entry. There's also front and side access, a single garage with concrete driveway and an automatic roller door for added convenience.

Designed for efficiency and low maintenance living, the property features a 5kW solar system, is well insulated and has modern comforts throughout. This is a wonderful opportunity to enjoy a well-designed home with space, privacy and everything you need for an effortless lifestyle. The opportunity to live in or lease out is yours.

Other features: Close to Schools, Close to Shops, Roller Door Access

- Land Area 648.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage

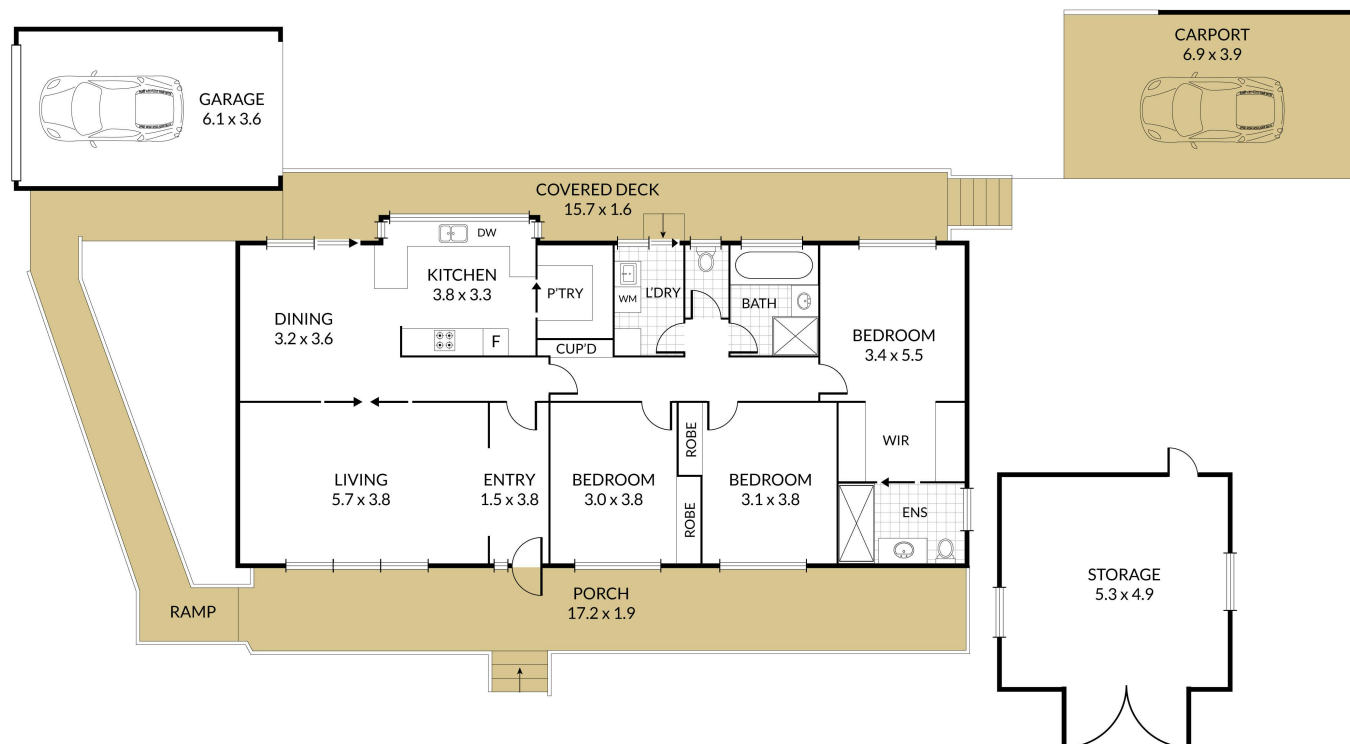






Internal 133m² External 157m² Total 290m²1/20 Acacia Avenue, **Ararat**

3 x 2 x 2 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.