



## 337 Barkly Street, ARARAT, VIC 3377

**"San Sebastian" A Californian Bungalow Masterpiece, Beautifully Restored & Brilliantly Reimagined for Modern Living**

Welcome to San Sebastian, an exceptional Californian Bungalow (circa 1939) that has been lovingly restored and thoughtfully reimaged through a stunning contemporary extension - creating a home that perfectly balances timeless character with modern lifestyle excellence.

Set on an impressive 1,022m<sup>2</sup> (approx.) allotment in one of Ararat's most convenient pockets, this captivating residence immediately enchants with its traditional Californian Bungalow porch and striking double door entry, complemented by a rendered double brick facade and picture-perfect white PVC picket fencing - a truly memorable first impression that hints at the beauty within.

Inside, soaring 11-foot ceilings, restored timber doors and windows, decorative ceiling roses, picture rails and original six-inch hardwood floors celebrate the home's heritage, while the seamless 2016 extension introduces a fresh, light-filled open-plan domain designed for contemporary family living and effortless entertaining. Dual double glazed sliding doors connect the spacious living room to magnificent Merbau decking that spans two aspects - one covered for year-round enjoyment and the other enhanced by a retractable awning, perfect for those long summer evenings spent with family and

**TYPE:** For Sale

**INTERNET ID:** 64P4624

**SALE DETAILS**

**\$620,000 - \$650,000**

**CONTACT DETAILS**

**Ararat**

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**Linda Fry**

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friends.

The heart of the home is a stylish and highly functional kitchen featuring abundant preparation and storage space, Westinghouse stainless steel appliances, a spacious walk-in pantry, water point to the fridge, and a striking timber-lined ceiling detail that adds warmth and personality. The adjoining dining and living spaces are inviting yet impressive, delivering exactly what the owners describe as "easy to live in, with enough wow factor to always feel special."

Accommodation is beautifully appointed, with three generous bedrooms that continue the home's character and charm through decorative glass panel doors, ceiling roses and hardwood floors. The master suite offers a refined retreat complete with feature timber headboard and mantle, built-in robes and a luxurious ensuite with floor-to-ceiling tiles, semi-frameless shower, glass top vanity and electric towel rail. While the stunning main bathroom showcases an extra-deep soaking tub, creating a serene sanctuary for relaxation.

Practicality and efficiency have also been thoughtfully considered, with full rewiring and new plumbing, underfloor insulation, split system heating and cooling, Everhot gas hot water and a substantial 6.5kW solar system helping to support comfortable and economical living year-round.

Outdoors, the lifestyle offering continues to impress. The low maintenance, yet considered and refined established gardens are dotted with olive, lemon, lime and nectarine trees, a thriving strawberry patch, decorative garden art and a charming chicken house home to Maeve, Hazel, Hattie and Poppy. A feature fire pit area creates the perfect setting for relaxed evenings under the stars, while solar garden lighting and sensor security lighting enhance both ambience and peace of mind.

Car accommodation and shedding is exceptional, catering for up to five vehicles with a powered 6m x 6m double garage (complete with workbenches and storage racking), a 6m x 6m carport with secure drive-through access to the rear lane, and an additional 5m x 5m carport - ideal for tradies, caravan enthusiasts or families needing flexible space.

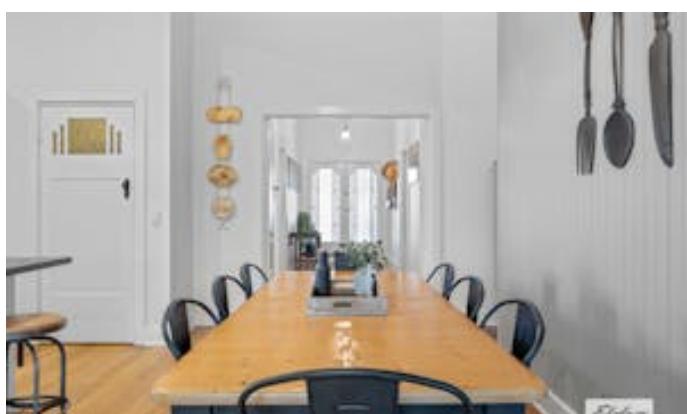
Positioned in a quiet, friendly neighborhood just a short stroll to Ararat 800 Primary School, Marian College, the train station and only 1km to the CBD and everything Ararat has to offer, the location perfectly complements the home's lifestyle appeal.

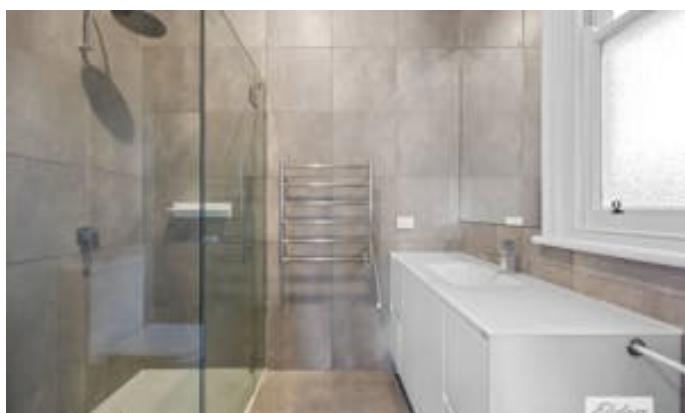
Loved for its welcoming atmosphere, exceptional entertaining spaces and beautiful balance of character and contemporary design, San Sebastian is a rare offering - a home of heart, history and modern sophistication, ready to create its next chapter with a fortunate new owner.

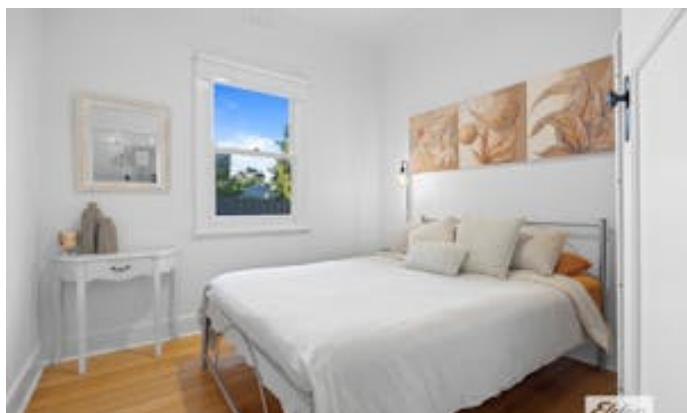
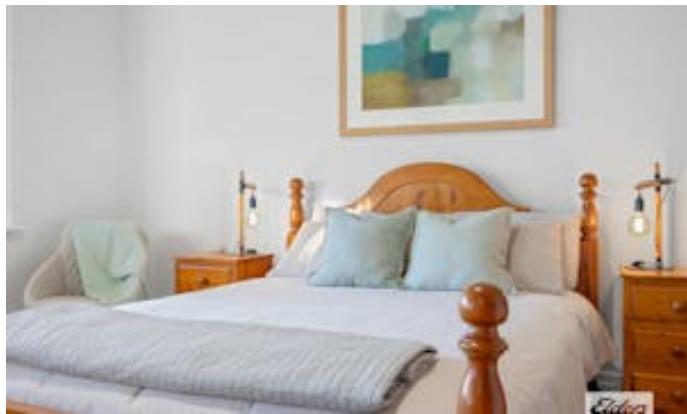
Contact the listing agent today to arrange a private viewing and start envisioning your dream lifestyle in this captivating abode.

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

- Land Area 1,022.00 square metre
- Building Area: 145.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- 3 car carport
- Ensuite
- Floorboards







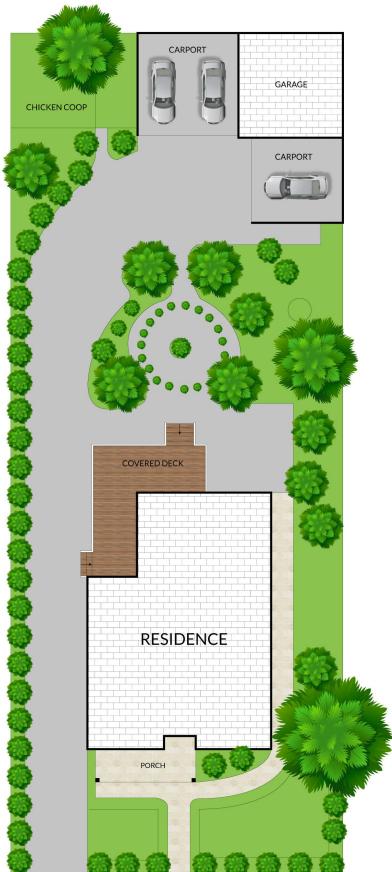
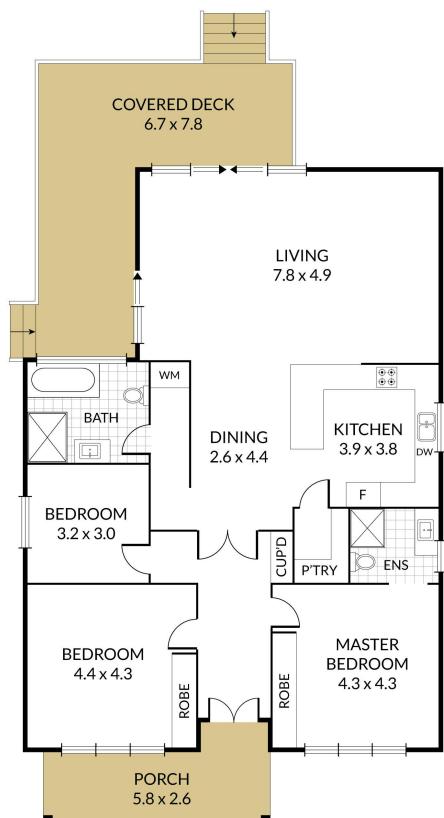
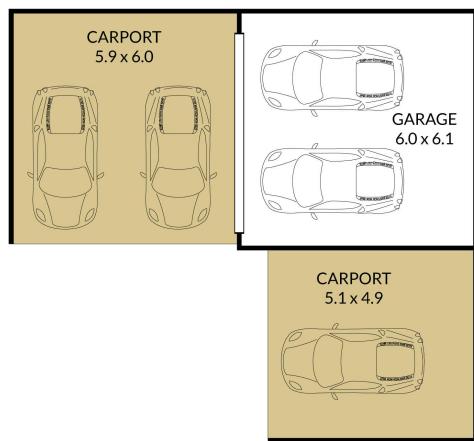


Internal 145m<sup>2</sup> External 877m<sup>2</sup> Land Size 1022m<sup>2</sup>

3x 2x 5x

337 Barkly Street, Ararat

NORTH



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.