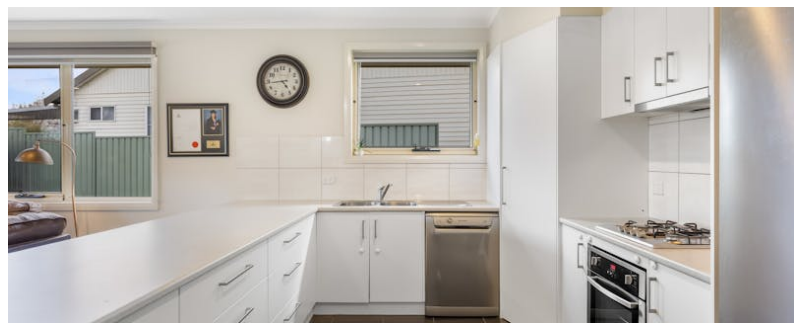




58 Churchill Avenue, ARARAT, VIC 3377

Modern Family Living in a Prime Ararat Location

Located on the southern side of Ararat, just a short walk to schools, public transport and the CBD, this well-built and low-maintenance family home offers modern living with all the comforts you'd expect from a quality home that will impress both the owner occupier or the investor.

Designed with family in mind, the home features four generous bedrooms, all with built-in robes, while the master bedroom includes a walk-in robe and private ensuite. At the heart of the home is a spacious open-plan kitchen, meals and living area that encourages easy interaction and everyday comfort. The kitchen is both stylish and practical, offering gas cooking, a dishwasher, corner pantry, pot drawers and excellent storage and bench space.

The living area flows effortlessly through to an undercover alfresco, creating a seamless indoor-outdoor connection that's perfect for entertaining or relaxing with family. A central bathroom services the remaining three bedrooms and includes a large shower, bath and vanity, with a separate toilet nearby for added convenience.

Year-round comfort is assured with ducted gas heating and evaporative cooling throughout, complemented by double-glazed windows and 2550mm ceiling heights that add a sense of space and efficiency. Solar panels help keep energy costs down, making the home both comfortable and cost-effective.

TYPE: For Rent

INTERNET ID: 64P4629

RENTAL DETAILS

Rent / Lease:

\$520 per week

CONTACT DETAILS

Ararat
167 Barkly Street
ARARAT, VIC
03 5352 4338

Jessica Ward
0428273369

The double garage includes a remote roller door and offers practical rear access to the backyard, while outside, you'll find concrete paths around the home, secure fencing, and a low-maintenance front yard. The backyard provides plenty of space for the kids to play, complete with a garden shed, paved patio and a neat lawn area.

This is an ideal family home in a well-connected location, offering a modern, easy-care lifestyle with all the features you need to move in and enjoy right away.

Please note this property is FOR SALE

Other features: Security System

- This property is: Unfurnished
- Pets: No
- Available on: 18/11/25
- Land Area 711.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite





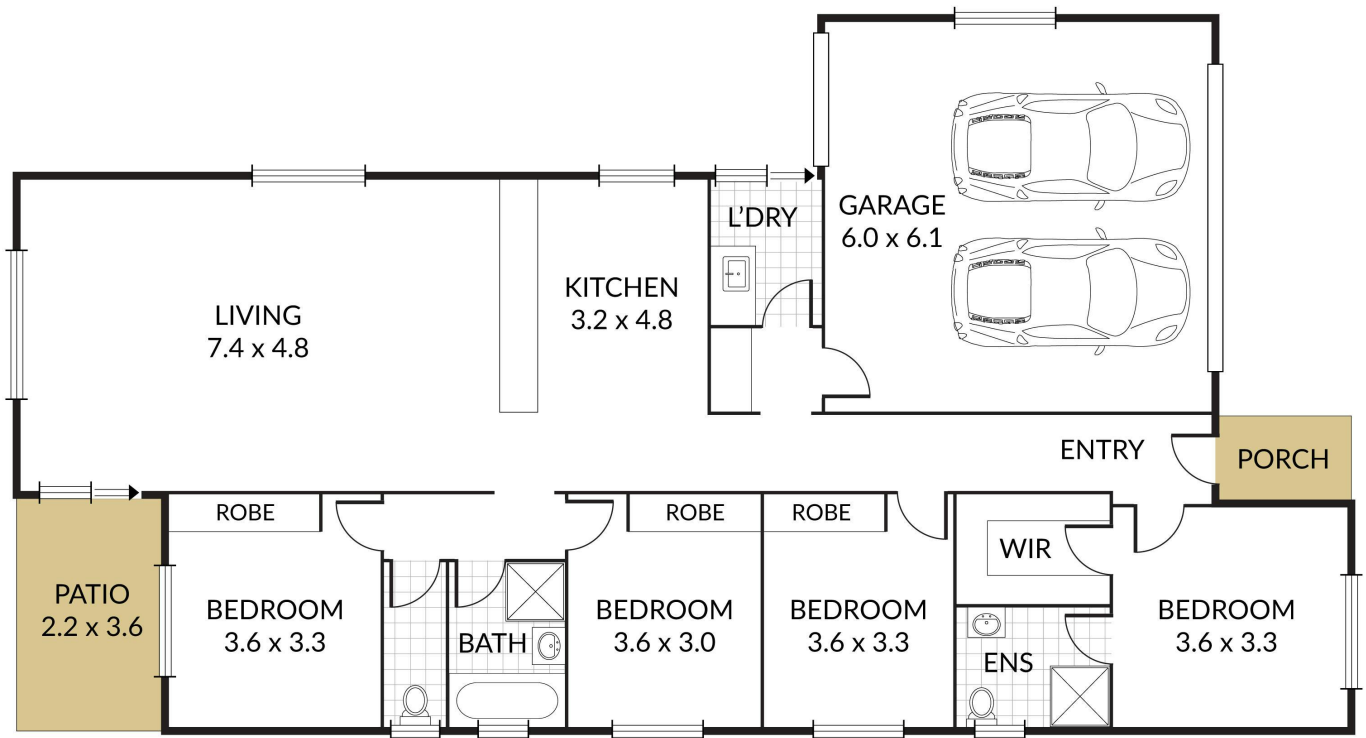


Internal 128m² External 47m² Total 175m²

58 Churchill Avenue, **Ararat**



4 x 2 x 2 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.