



## 290 Railway Road, ARARAT, VIC 3377

Executive home on approx 111 acres with wonderful views

**44.92 hectares, 111.00 acres**

Offering an exceptional combination of lifestyle, space, and convenience, this executive brick veneer home is set on an impressive approx. 111-acre holding, complete with a 99-year laneway lease. Located just minutes from the Ararat CBD, this meticulously maintained property provides the perfect opportunity to enjoy country living without sacrificing access to town amenities.

Designed for families, hobby farmers, and lifestyle buyers alike, the property is packed with features that cater to work, recreation, and entertaining. Improvements include a double carport, four-bay hay shed, a large powered shed with wood heating, water supply and bar area, four dams, four water tanks, raised garden beds, a small orchard, chook yard, and ample space for livestock or horse grazing.

For those who enjoy an active outdoor lifestyle, the property also boasts a built-in trampoline, half-court basketball area, motorbike track, and beautifully landscaped surrounds. Entertaining is made easy with a substantial covered alfresco area featuring a built-in pizza oven, barbecue, weather blinds, and stunning views across the surrounding countryside. Adding further value, a tractor is included in the sale.

Inside, the home has been thoughtfully designed for modern family living. Ducted

**TYPE:** For Sale

**INTERNET ID:** 64P4673

**SALE DETAILS**

**\$1,400,000 - \$1,500,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street

ARARAT, VIC

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**David Jennings**

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electric heating and cooling provide year-round comfort, while the spacious main bedroom features a walk-in robe and a large private ensuite. A dedicated study or home office offers an ideal work-from-home setup.

The expansive open-plan living, dining, and kitchen area forms the heart of the home, complete with wood heating and seamless flow for family gatherings. The impressive kitchen is equipped with an induction cooktop, double electric ovens, dishwasher, stone benchtops, and a generous butler's pantry.

A second living area offers excellent flexibility and could easily serve as an additional bedroom, gym, media room, or children's retreat. The remaining bedrooms all feature built-in robes and ceiling fans, with two also benefiting from split-system air conditioning. The modern family bathroom is generously sized and includes a separate shower and bath.

With outstanding views, extensive infrastructure, and endless lifestyle opportunities, this remarkable property delivers the complete rural package just minutes from Ararat.

Inspection is by appointment only. Contact the selling agents today to arrange your private viewing of this outstanding and versatile lifestyle property.

- Land Area 44.920106 hectares
- Building Area: 251.00 square metres
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>House Area</b>	251.00 square metres









Internal 251m<sup>2</sup> External 221m<sup>2</sup> Total 472m<sup>2</sup>

290 Railway Road, **Ararat**



NORTH

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.