



## 91A Queen Street, ARARAT, VIC 3377

Take the step towards your perfect, stress-free investment today!

Say goodbye to the complexities of planning and building with this near new 4-bedroom, 2-bathroom JG King Home, currently leased at \$525 per week.

Step into a bright and spacious open-plan meals and family area, bathed in natural light from large windows and sliding doors. Perfect for hosting gatherings or enjoying cozy family moments, this space is truly an entertainer's dream.

Practicality meets elegance with abundant storage throughout the home, ensuring every corner is both functional and beautiful. A versatile second living room offers endless possibilities, whether you need a formal dining area, a comfortable lounge, or a children's playroom.

The master suite, located at the front of the house, provides a private retreat with a generous walk-in robe and a sleek ensuite. It's a serene haven designed for relaxation and comfort.

High-end finishes elevate the home's appeal, including 40mm stone benchtops, durable vinyl plank flooring, LED downlights, gas ducted heating, and evaporative cooling. Every detail has been thoughtfully chosen to enhance your living experience.

This home's prime location offers easy access to the hospital, public gardens, childcare centres, sports facilities, and is just a short walk from the Ararat town centre and public transport options.

Ready to make this beautiful home your next investment property? Contact Linda Fry, the exclusive listing agent, at 0484 022 203 to arrange your viewing.

**TYPE:** Sold

**INTERNET ID:** 64P4677

### SALE DETAILS

**\$565,000**

### CONTACT DETAILS

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
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**Linda Fry**  
0484 022 203

Other features: Close to Schools

- Land Area 503.00 square metres
- Building Area: 166.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite