

## 48 Barkly Street West, ARARAT, VIC 3377

### Sunlit Spaces & Effortless Family Living in the Esteemed West End

A classic brick veneer residence showcasing mid-century inspired rooflines, a wide and welcoming entry landing that creates a strong sense of arrival, and the solid craftsmanship synonymous with this enduring architectural era. 48 Barkly Street West, Ararat is a home where timeless character meets generous family-focused design.

Perfectly positioned in a tightly held pocket of Ararat's sought-after west end, this beautifully presented residence offers an exceptional blend of warmth, space and everyday functionality, all set on an impressive 862m<sup>2</sup> (approx.) allotment.

From the moment you arrive via the charming circular driveway, there is an immediate sense of welcome. Step inside and generous proportions unfold across multiple living zones, enhanced by striking raked timber-lined ceilings with exposed beams. Large windows draw in abundant natural light and create a seamless visual connection to the surrounding yard, delivering a relaxed, light-filled atmosphere.

The true heart of the home is the expansive main lounge and dining area, where soaring pitched ceilings, a cosy wood fire with mantle and warm timber detailing combine to create an inviting space for everyday living and memorable family gatherings. This central zone offers both comfort and character, forming a natural hub for relaxing, entertaining and enjoying time together.

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:** 64P4693

**SALE DETAILS**

**\$550,000 - \$570,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

The renovated kitchen sits conveniently adjacent, thoughtfully appointed with generous pot drawers, a double-door pantry, gas cooktop and dishwasher - perfectly positioned to service both the dining area and entertaining zones with ease.

A spacious second family living room provides additional flexibility for modern family life and enjoys a lovely outlook over the alfresco and north-facing backyard. With direct access outdoors, this zone is ideal for casual living, children's play space or relaxed evenings that flow seamlessly to the covered entertaining area.

Accommodation is equally appealing, comprising three generous bedrooms (all with robes and ceiling fans) plus a dedicated study with built-in shelving, the ideal set up for those working from home. The dual-access ensuite is a standout feature, showcasing floor-to-ceiling tiling, bath, shower and a vanity room, delivering both luxury and practicality for busy family life.

Nestled in the esteemed West End of Ararat, revel in the convenience of this location, close to schools, the CBD, shopping and all local amenities, yet tucked away from the hustle and bustle, offering a sense of tranquility and security.

Outside, the expansive north-facing yard with established citrus trees, lush green lawns and garden shedding with lean-to provides a serene and private backdrop. The covered alfresco area, complete with pitched roof, concrete pavers, pendant and festoon lighting, offers the perfect space for outdoor entertaining. A practical shed with lean-to complements the home's functionality, while the 18-panel solar system and rain saver water tank help keep energy costs in check.

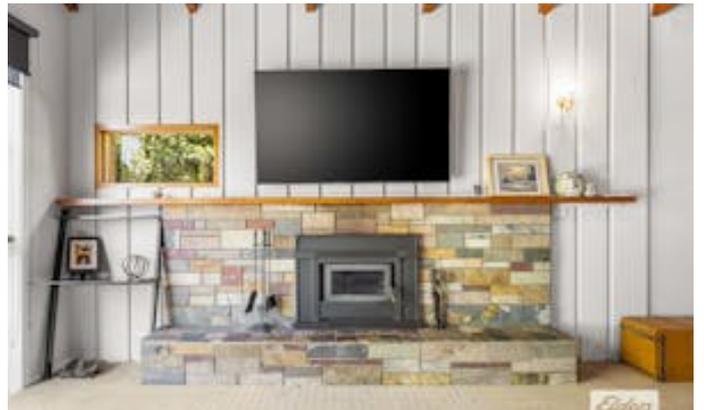
Comfort is assured with split system heating and cooling, central heating, wood fire, LED lighting and thoughtful storage solutions throughout. A single attached garage, circular driveway and dual crossovers provide excellent off-street parking flexibility for families, guests or additional vehicles.

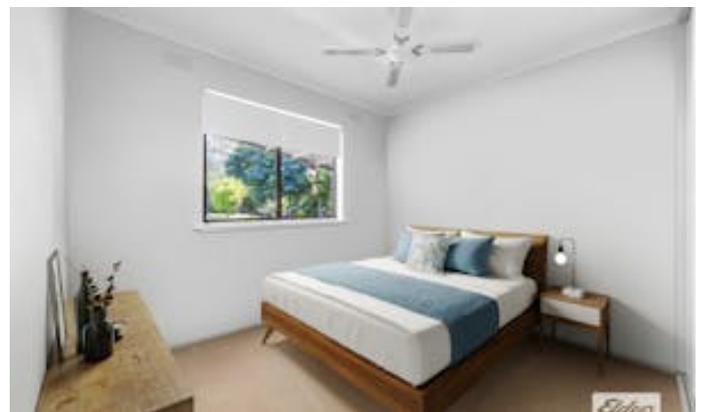
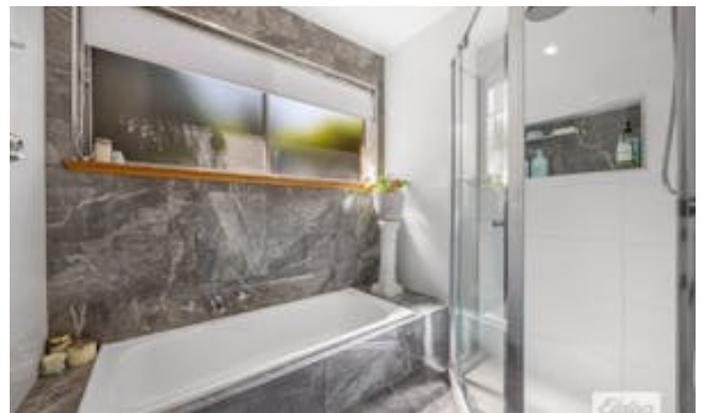
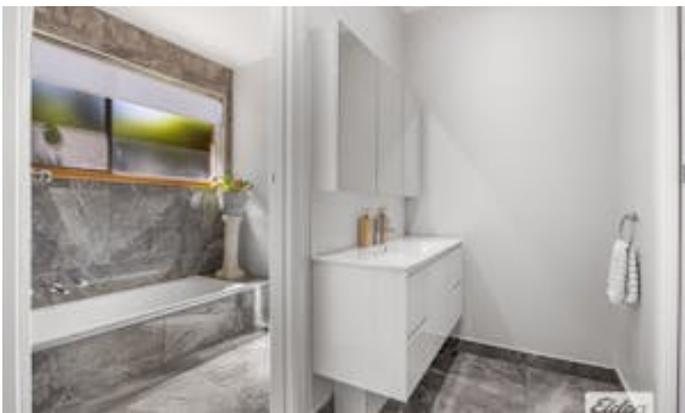
Available with vacant possession for those looking to move straight in, or equally appealing as a low-maintenance investment, the home is expected to achieve a rental return in the vicinity of \$500 per week based on current market conditions.

Warm, welcoming and wonderfully versatile, this is a residence designed for families to grow, entertain and truly feel at home - all while enjoying one of Ararat's most desirable west end settings.

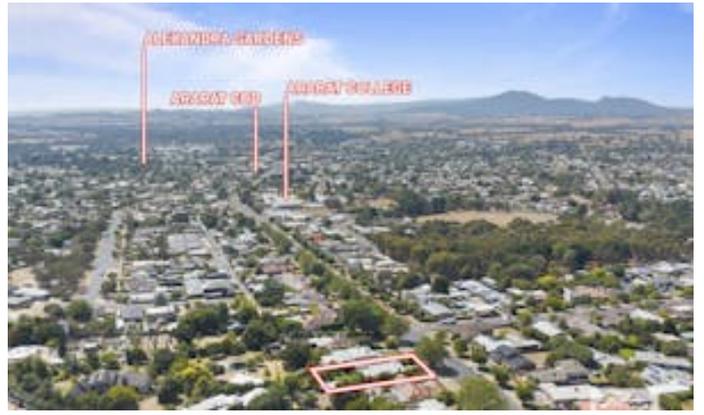
Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 862.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite
- Floorboards









Internal 188m<sup>2</sup> External 62m<sup>2</sup> Total 250m<sup>2</sup>

48 Barkly Street West, Ararat



3 x 2 x 1 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.