



44-46 Ayrey Street, WILLAURA, VIC 3379

Affordable home on a large block with 2 lots

Set on an expansive 2,662sqm (approx.) across two lots, this 3-bedroom weatherboard and fibro home offers space, flexibility, and country charm. Ideally located near the stunning Grampians, just 35km from Ararat and approximately 70km from Hamilton, the property presents an excellent lifestyle or investment opportunity.

Outside features include a single garage/shed, carport, and the advantage of two separate lots-offering potential to sell the vacant allotment if not required, or to build an additional dwelling (STCA).

Inside, the home comprises a comfortable lounge room with wood heating and split-system air conditioning, three well-sized bedrooms, and a functional bathroom with shower over bath. The kitchen includes a side-by-side gas cooker and ceiling fan.

An ideal entry-level property suited to first home buyers, investors, tree-changers or those seeking a peaceful rural retreat. Act now on this affordable opportunity and contact the selling agents today to arrange your inspection.

Other features: Close to Schools, Close to Shops

- Land Area 2,662.00 square metres
- Bedrooms: 3

TYPE: For Sale

INTERNET ID: 64P4702

SALE DETAILS

\$220,000 - \$240,000

CONTACT DETAILS

Ararat
167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings
0417 371 872

- Bathrooms: 1
- Single garage
- Single carport







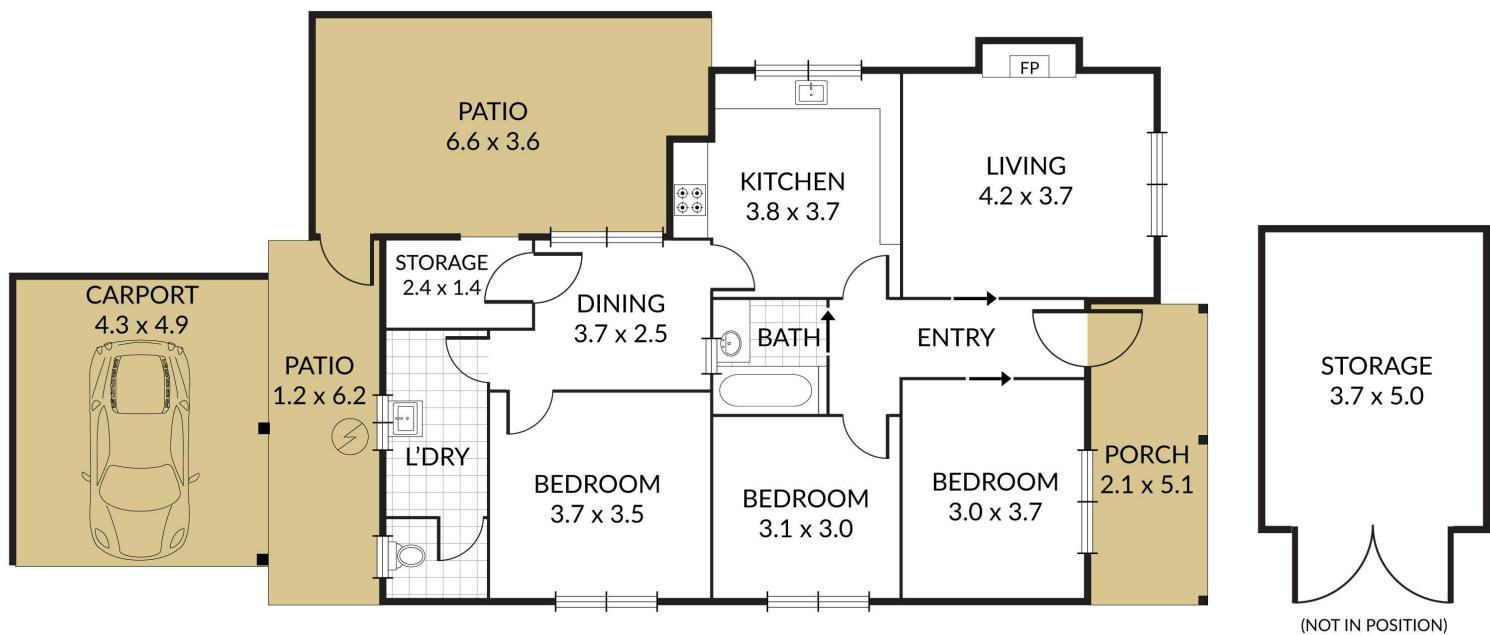


Internal 98m² External 87m² Total 185m²

3 x 1 x 1 x

44-46 Ayrey Street, Willaura

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.