



## 65 Elizabeth Street, ARARAT, VIC 3377

### Timeless Victorian Home with Cottage Gardens

Step into the timeless appeal of 65 Elizabeth Street, a lovingly maintained double-fronted Victorian home, circa early 1900s, showcasing a classic bullnose verandah and a wealth of delightful period features. From the original entry door to the painted timber floorboards, timber mantle, dado boards and soaring ceilings, this home exudes character, warmth and a sense of history.

Boasting three generously sized bedrooms, two with built-in robes, the home offers a spacious open-plan kitchen, dining and lounge area that creates an inviting environment for everyday living and entertaining. The kitchen is well appointed with ample storage and bench space and includes an electric upright stove for practicality and ease. The cosy lounge forms the heart of the home, complete with gas heating and a split system air conditioner to ensure year-round comfort.

The neat and tidy bathroom features a shower, bath and vanity, along with a separate toilet for added convenience. The laundry is practical and functional, offering a trough and direct access to the outdoors..

Externally, the private front yard is framed by an established hedge and secure gated entry. The rear yard is a gardener's delight with a lovingly maintained cottage garden,

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**TYPE:** For Sale

**INTERNET ID:** 64P4711

**SALE DETAILS**

**\$330,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

fruit trees, laneway access, and a shaded alfresco area perfect for relaxing afternoons. A small garden shed, carport and additional storage complete the outdoor offerings.

Whether you are searching for a character-filled home to make your own or a solid addition to your investment portfolio, 65 Elizabeth Street presents an appealing opportunity. With its timeless charm, comfortable living spaces and an expected rental return of approximately \$370 per week, the property offers both lifestyle and investment potential. Contact the listing agent today to arrange your private inspection and experience the charm of this beautiful home for yourself.

Other features: Close to Schools, Close to Shops

- Land Area 726.00 square metres
- Building Area: 91.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards





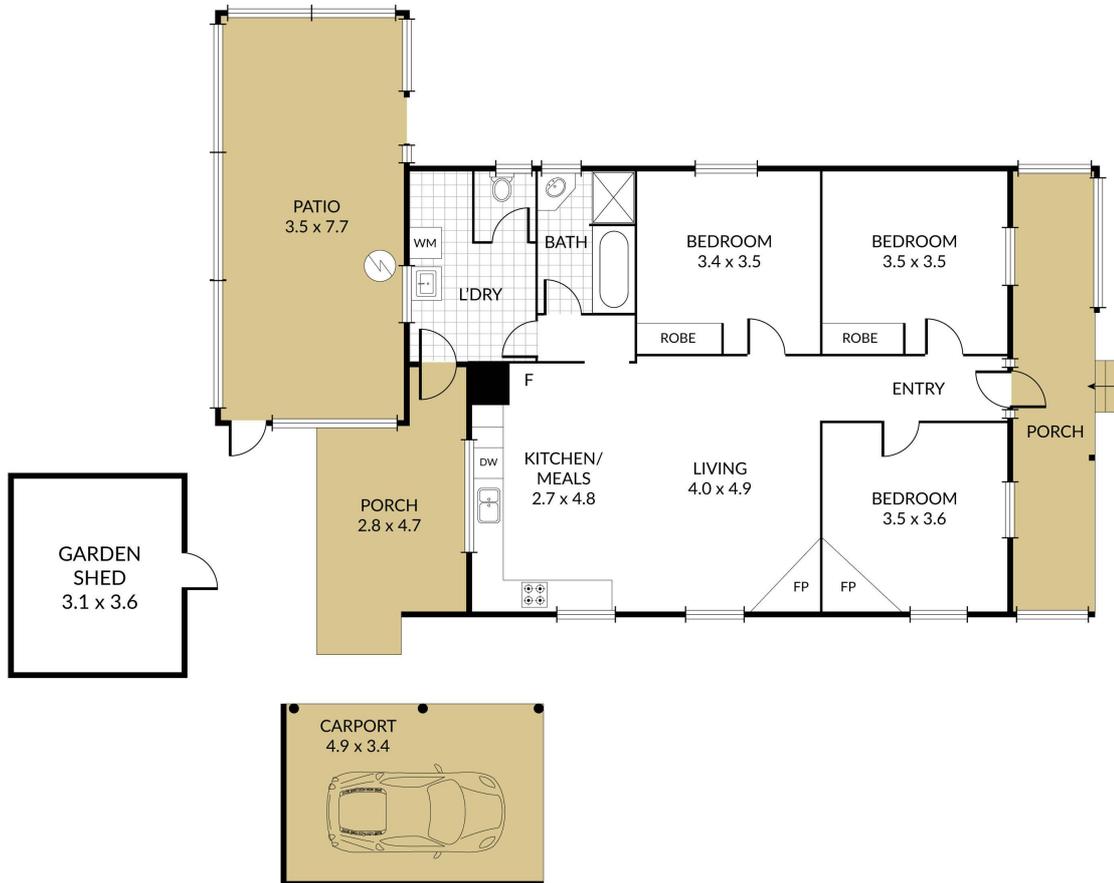


Internal 91m<sup>2</sup> External 81m<sup>2</sup> Total 172m<sup>2</sup>

65 Elizabeth Street, Ararat



3 x 1 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.