



8/9 Scherger Crescent, ARARAT, VIC 3377

Quiet West End Location

Situated in a quiet court within the highly sought-after West End, this well-presented four-bedroom brick veneer home is set on an approx. 873 sqm allotment.

Conveniently located close to Ararat West Primary School, local kindergarten facilities and Ararat College, the home is perfectly positioned for easy school drop-off and pick-up.

Externally, the property features a double garage, 16 solar panels to assist with energy efficiency, side access, a spacious side yard, secure fencing, garden sheds, and a covered rear verandah ideal for year-round entertaining.

Inside, the thoughtfully designed layout offers a main bedroom complete with its own ensuite and walk-in robe. The remaining three bedrooms all include built-in robes and are serviced by a central bathroom featuring a spa bath and separate shower.

Two living areas are positioned on either side of the dining and kitchen zone, creating excellent family functionality. The kitchen is well-equipped with a dishwasher, walk-in pantry, gas cooktop and electric oven.

Currently leased periodically at \$480 per week, this property presents flexibility for investors wishing to continue leasing or for owner-occupiers ready to move in and enjoy all the benefits of this desirable West End location.

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: 64P4714

SALE DETAILS

\$520,000 - \$550,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings

0417 371 872

Act now and contact the selling agents today to arrange your inspection.

Other features: Close to Schools

- Land Area 873.00 square metres
- Building Area: 198.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







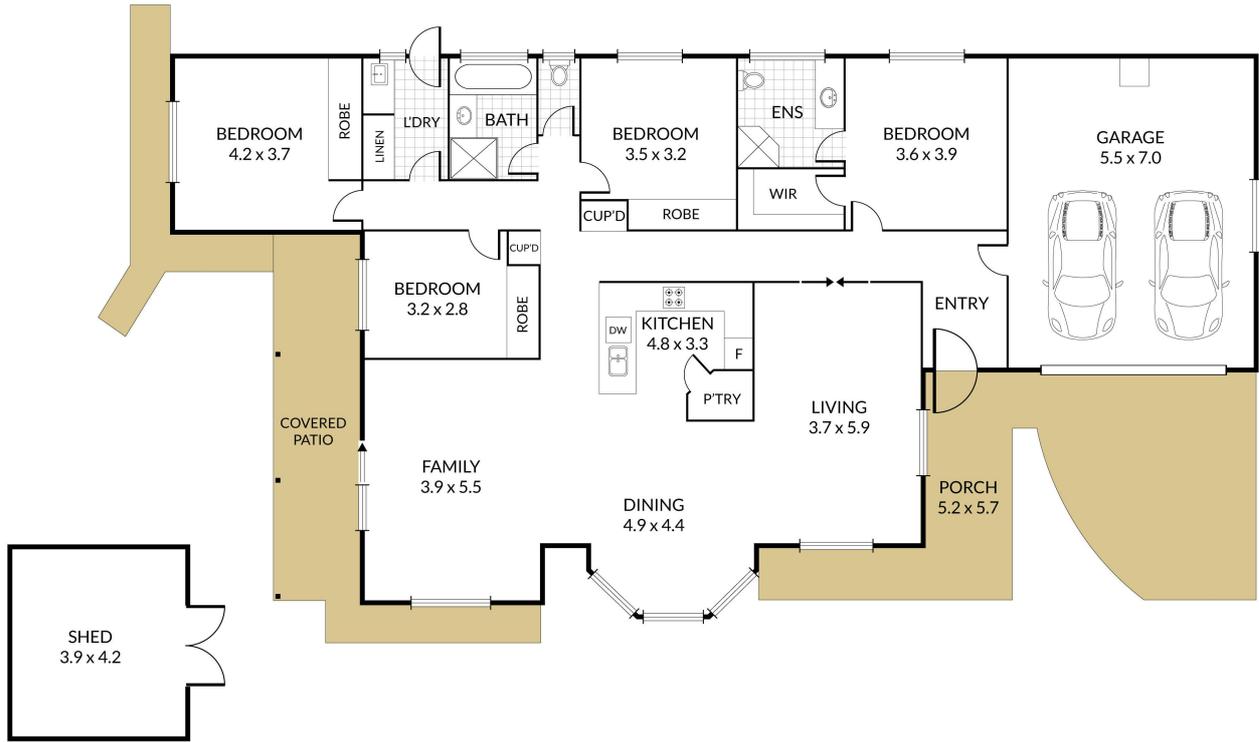


Internal 219m² External 87m² Total 306m²

8/9 Scherger Crescent, Ararat



4 x 2 x 2 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.