



12 Thomas Street, ARARAT, VIC 3377

Set and Forget Investment Opportunity in a Peaceful Pocket

For buyers seeking a home that showcases quality, thoughtful design and modern comfort, this custom-built residence at 12 Thomas Street, Ararat delivers the perfect balance of contemporary luxury and low-maintenance living. Constructed in 2025 to an exceptional standard, every element has been carefully considered to create a home that truly stands apart.

Peacefully positioned in a quiet pocket of Ararat, the home enjoys the convenience of being just a short stroll to a primary school, childcare centre, convenience store, hardware store and gym offering effortless family living while still providing a sense of privacy and retreat.

Inside, meticulous attention to detail is evident throughout, with spaces designed to be both highly functional and a genuine pleasure to live in.

Highlights include:

Light-filled open plan living area, creating a warm and inviting space to relax year-round

TYPE: For Sale

INTERNET ID: 64P4723

SALE DETAILS

\$540,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

2550mm high ceilings, enhancing natural light and the sense of space

Stunning 40mm stone benchtops with waterfall ends in the kitchen, combining durability with designer appeal

900mm electric appliances, perfect for home cooks who value both style and performance

Split system heating and cooling for effortless year-round comfort

Extensive electrical inclusions with energy-efficient LED downlights for a sleek, modern finish

Quality floor coverings providing a refined and comfortable ambience underfoot

Block out blinds throughout for privacy and excellent light control

Tiling to 1200mm in bathrooms and ensuite, adding a luxurious touch

Designer tapware selected for both aesthetics and long-term durability

Every feature has been thoughtfully selected to ensure the home is stylish, practical and easy to maintain, making it ideal for both owner-occupiers and investors alike.

Currently leased to quality renters at \$510 per week until January 2027, this property represents an outstanding investment opportunity.

For those who appreciate superior craftsmanship, modern finishes and a home that has been designed with care, 12 Thomas Street is sure to impress. Contact Linda Fry today to arrange your private inspection and experience the quality for yourself.

Other features: Carpeted, Close to Schools, Openable Windows

- Land Area 400.00 square metres
- Building Area: 151.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite



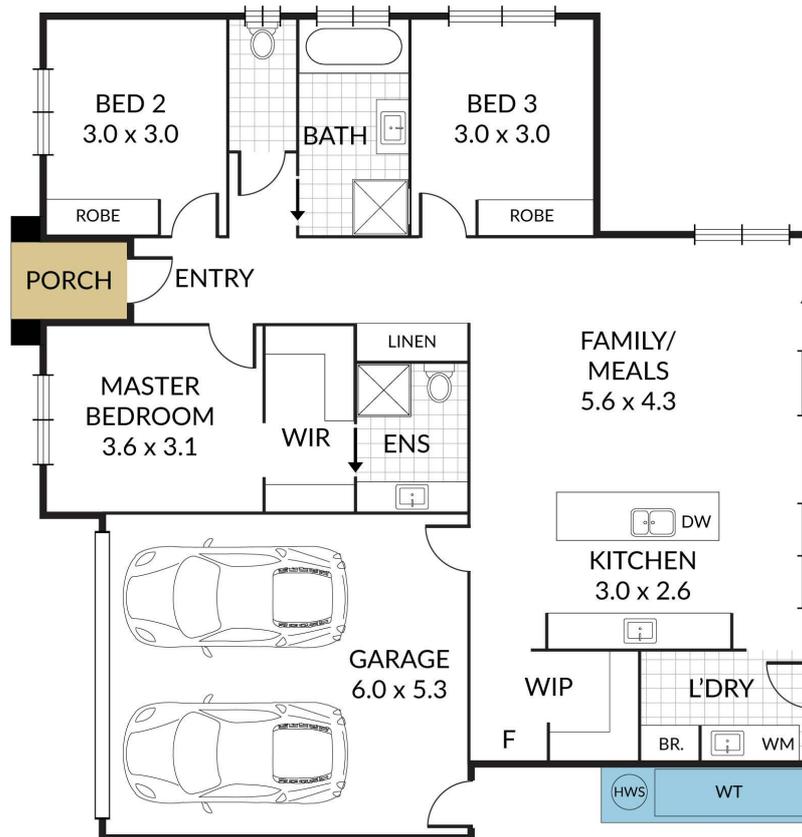


Internal 149m² External 2m² Total 151m²

Lot 4/12 Thomas Street, **Ararat**



3 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.