



## 51 Brewster Road, ARARAT, VIC 3377

### West end and wonderful views

This low-maintenance three-bedroom home is set on an approx. 673 sqm block in the highly sought-after West End and offers fantastic views towards Mount Langi Ghiran and the surrounding hills.

Outside, the property features established front and rear gardens, a two-car carport, an exposed concrete firepit area, two water tanks, a small covered entertaining space in the rear yard, a covered area beneath the upper deck, a dedicated BBQ area, a low-maintenance yard, and a lock-up shed for additional storage. There is also a 2.5 kW solar panel system to assist with energy savings.

The upper deck provides a stunning vantage point, capturing beautiful views back to Mount Langi Ghiran, making it an ideal spot for relaxing or entertaining.

Inside, the lower level offers a freshly painted living area complete with a bar and gas log heating, creating a comfortable space for entertaining or unwinding.

Upstairs features three bedrooms, all with built-in robes, ceiling fans, and pleasant outlooks. The main bathroom includes both a separate shower and bath. The open-plan kitchen, living, and dining area is fitted with gas heating and a split system for year-round comfort. The kitchen is well-equipped with a 900 mm gas cooker, electric

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:** 64P4726

#### SALE DETAILS

**\$490,000 - \$510,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**David Jennings**  
0417 371 872

oven, dishwasher, and island bench.

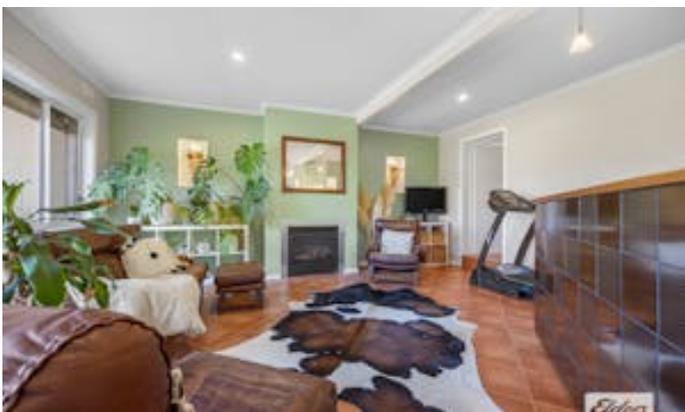
The living area enjoys impressive views and opens directly onto the upstairs deck, providing fantastic indoor-outdoor entertaining options.

This property is an ideal upgrade for those seeking views and lifestyle, or a great addition to an investor's portfolio.

Other features: Area Views, Carpeted, City Views, Close to Schools

- Land Area 673.00 square metres
- Building Area: 167.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport







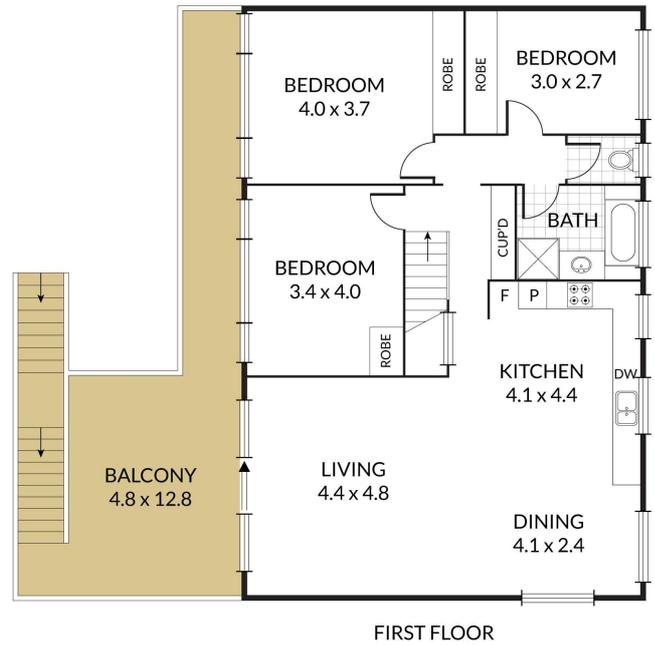
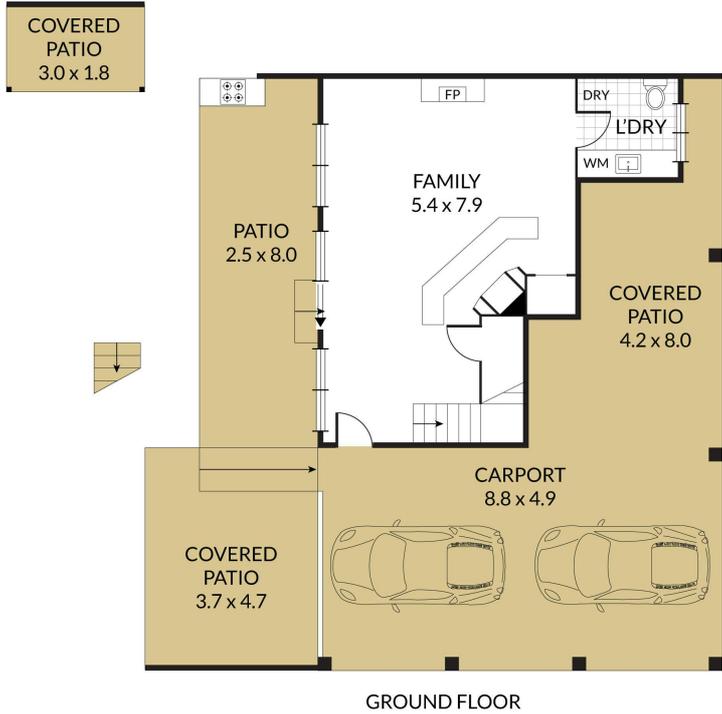


Internal 154m<sup>2</sup> External 145m<sup>2</sup> Total 299m<sup>2</sup>

51 Brewster Road, **Ararat**



3x 1x 2x



**NOTE:** Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.