



## 58 Churchill Avenue, ARARAT, VIC 3377

### Modern Family Home

Located on the southern side of Ararat, just a short walk to schools, public transport and the CBD, this well-built and low-maintenance family home offers modern living with all the comforts you'd expect from a quality home.

Designed with family in mind, the home features four generous bedrooms, all with built-in robes, while the master bedroom includes a walk-in robe and private ensuite. At the heart of the home is a spacious open-plan kitchen, meals and living area that encourages easy interaction and everyday comfort. The kitchen is both stylish and practical, offering gas cooking, a dishwasher, corner pantry, pot drawers and excellent storage and bench space.

The living area flows effortlessly through to an undercover alfresco, creating a seamless indoor-outdoor connection that's perfect for entertaining or relaxing with family. A central bathroom services the remaining three bedrooms and includes a large shower, bath and vanity, with a separate toilet nearby for added convenience.

Year-round comfort is assured with ducted gas heating and evaporative cooling throughout, complemented by double-glazed windows and 2550mm ceiling heights that add a sense of space and efficiency. Solar panels help keep energy costs down, making the home both comfortable and cost-effective.

The double garage includes a remote roller door and offers practical rear access to the

**TYPE:** For Rent

**INTERNET ID:** 64P4743

#### RENTAL DETAILS

**Rent / Lease:**

**\$520 per week**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Jessica Ward**  
0428273369

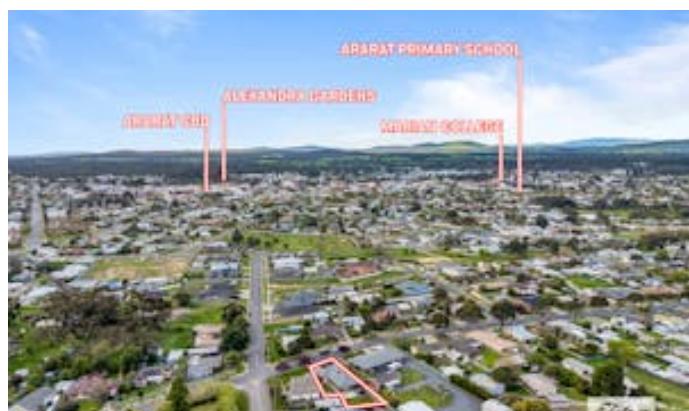
backyard, while outside, you'll find concrete paths around the home, secure fencing, and a low-maintenance front yard. The backyard provides plenty of space for the kids to play, complete with a garden shed, paved patio and a neat lawn area.

Other features: Carpeted, Heating, Openable Windows, Roller Door Access

- This property is: Unfurnished
- Pets: Yes
- Available on: 20/02/26
- Land Area 711.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite





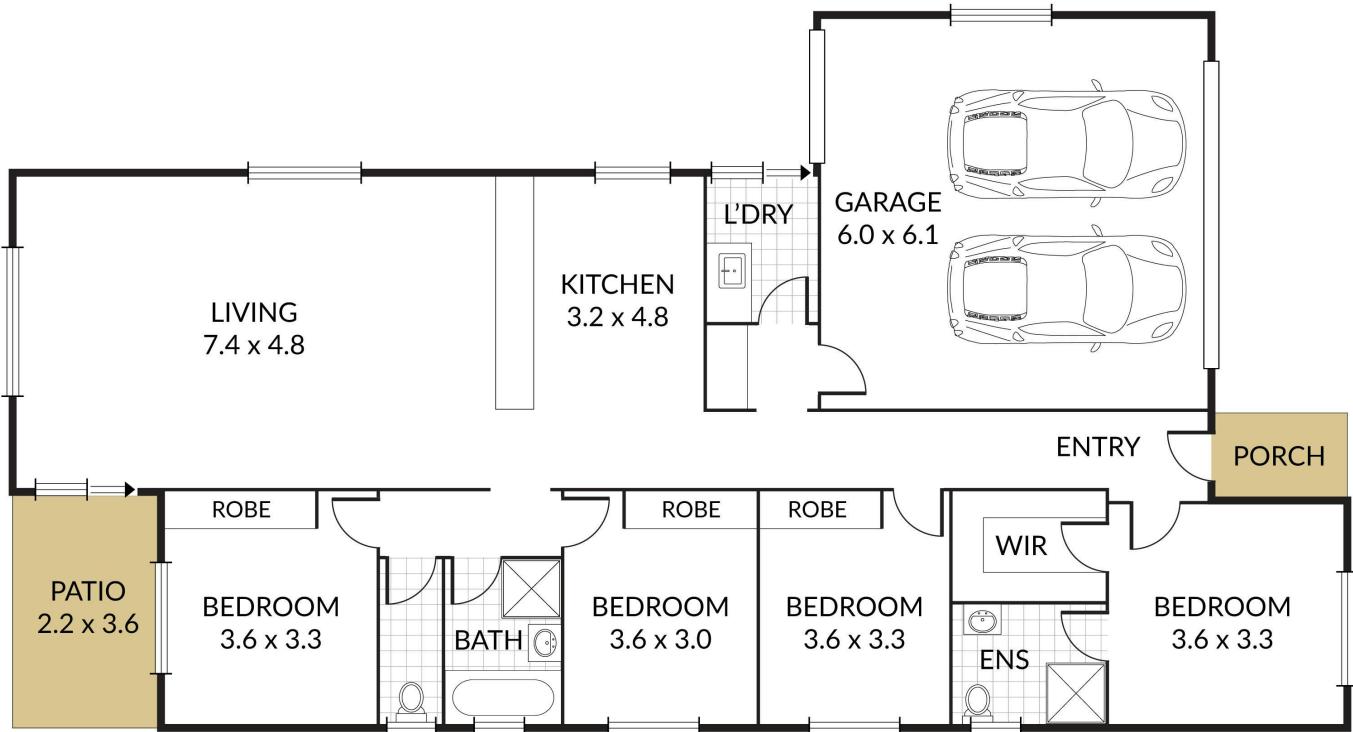


Internal 128m<sup>2</sup> External 47m<sup>2</sup> Total 175m<sup>2</sup>

4 x 2 x 2 x

58 Churchill Avenue, **Ararat**

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.