



3 Timmins Street, ARARAT, VIC 3377

Fresh, Functional & Effortlessly Comfortable - A Smart Buy

Positioned in a quiet and well-established neighborhood, 3 Timmins Street, Ararat presents a beautifully refreshed home that combines comfort, functionality, and everyday ease - making it an outstanding opportunity for first home buyers, downsizers, or savvy investors.

Recently refurbished throughout, the home offers three well-proportioned bedrooms, each thoughtfully updated with built-in robes, new carpets, fresh paint, and quality window furnishings. The result is a light-filled, welcoming interior that feels immediately like home.

At the centre of the home, a spacious living area provides a comfortable place to relax, complete with a built-in wall TV cabinet and split-system heating and cooling for year-round comfort. This space flows seamlessly through to a well-appointed kitchen featuring a practical island bench, modern appliances, and ample storage, along with an adjoining dining area ideal for both everyday meals and casual entertaining.

The home is further enhanced by an updated modern bathroom, a separate laundry, and the convenience of split-system heating and cooling not only in the living area and kitchen, but also in all three bedrooms - ensuring comfort is consistently maintained

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: 64P4751

SALE DETAILS

\$340,000 - \$360,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

Linda Fry

0484 022 203

throughout the entire home.

Externally, the property is well set up for easy living, offering a double carport, a garden shed for additional storage, and the added benefit of solar panels to support energy efficiency and help reduce ongoing running costs.

Completing the picture, sliding doors connect the inside with the secure, well-fenced backyard - a private and peaceful outdoor space that is perfect for children and pets to play safely, or for simply enjoying a quiet moment in the fresh air.

For investors, the property is currently leased at \$380 per week on a periodic tenancy, providing immediate rental income with flexibility moving forward. For owner-occupiers, this arrangement offers the option to move in at a time that suits, subject to the appropriate notice requirements.

Located just moments from local amenities, schools, and everyday conveniences, this home offers a relaxed lifestyle without compromising on accessibility.

Whether you're looking to move straight in, downsize with ease, or secure a solid investment in a proven location, 3 Timmins Street is a property that delivers on all fronts.

An inspection is highly recommended - opportunities like this don't last long.

Other features: Close to Schools

- Land Area 695.00 square metres
- Building Area: 94.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport





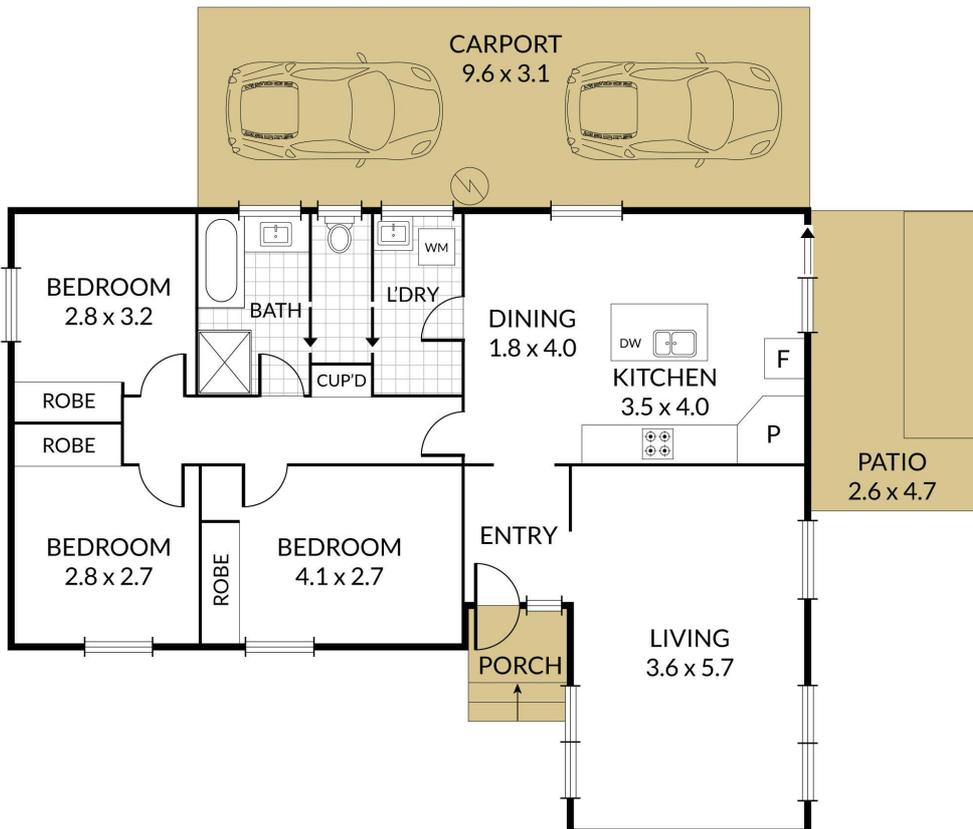


Internal 94m² External 44m² Total 138m²

3 Timmins Street, Ararat



3 x 1 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.