



## 65 Smith Street, ARARAT, VIC 3377

Affordable Building Block - Ready to Go!

**467.00 square metres,**

This versatile building allotment of 467 m<sup>2</sup> (approx) is affordable and ready to go! Located close to the Ararat North Primary School, North store, Child care centre, Any Time Fitness and an easy commute to the CBD this is an opportunity not to be missed for investors, builders, and first time buyers.

The allotment is level and has power, water, and sewer ready for connection and with a frontage of 23 metres there are numerous options from duplex designs to family homes just choose your builder!

With an existing colorbond iron fence and gateway in place, it makes this one of the most straight forward building allotments you'll find and an affordable opportunity to build your next investment.

- Land Area 467.00 square metres

**TYPE:** For Sale

**INTERNET ID:** 64P4764

**SALE DETAILS**

**\$120,000**

**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

