



## 65A Blake Street, ARARAT, VIC 3377

### Contemporary Comfort, Secure Living & Investment Appeal

Built in 2017, this stylish four-bedroom residence presents a superb opportunity for families, downsizers, and investors alike seeking a modern, low-maintenance home in a convenient and well-connected location.

Step inside to discover a thoughtfully designed interior that blends comfort with functionality. Two informal living zones create flexible spaces for relaxing with family or entertaining guests, while the light-filled open-plan layout enhances the home's welcoming feel.

At the heart of the home, the well-appointed kitchen features stainless steel appliances, stone benchtops and generous storage, making everyday living and entertaining effortless. Overlooking the main living and dining areas, the kitchen flows seamlessly to the paved alfresco space - the perfect setting for outdoor dining, weekend barbecues, or simply unwinding at the end of the day.

The master bedroom provides a peaceful retreat complete with a walk-in robe and private ensuite, while three additional bedrooms are all generously proportioned and fitted with built-in robes.

**TYPE:** For Sale

**INTERNET ID:** 64P4779

#### SALE DETAILS

**\$595,000 - \$610,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

Comfort has been carefully considered throughout the home, with gas ducted heating, split system air-conditioning, and double-glazed windows and sliding doors helping maintain a pleasant indoor climate in every season.

Outside, the property continues to impress with a secure electronic entry gate, creating a safe and private front yard ideal for children and pets. Good fencing, a small garden shed, water tank, and a paved perimeter further enhance the home's practicality while keeping ongoing maintenance to a minimum.

Positioned within easy reach of primary schooling, childcare facilities, gymnasium, convenience shopping, hardware store and parklands, the home offers everyday convenience for owner occupiers. For investors, the property also presents a compelling opportunity with an anticipated rental return of approximately \$540 - \$560 per week.

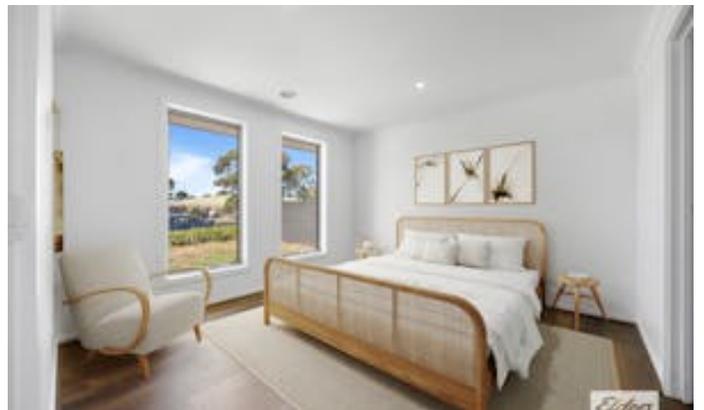
Combining modern design, secure living and strong investment potential, this is a property that will appeal to a wide range of buyers.

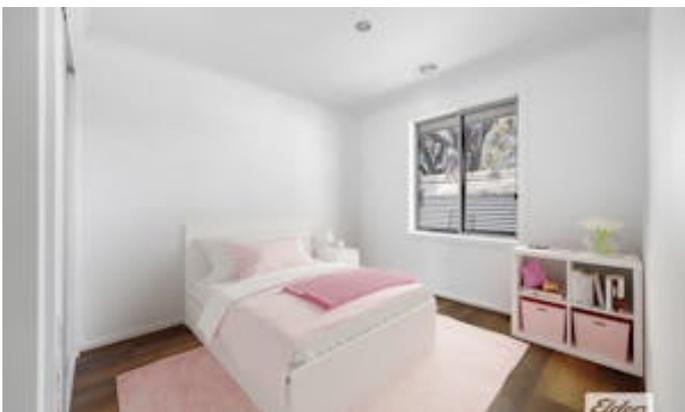
For further information or to arrange your private inspection, please contact Linda Fry on 0484 022 203.

Note: This property has been digitally staged for marketing purposes.

Other features: Close to Schools

- Land Area 612.00 square metres
- Building Area: 210.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





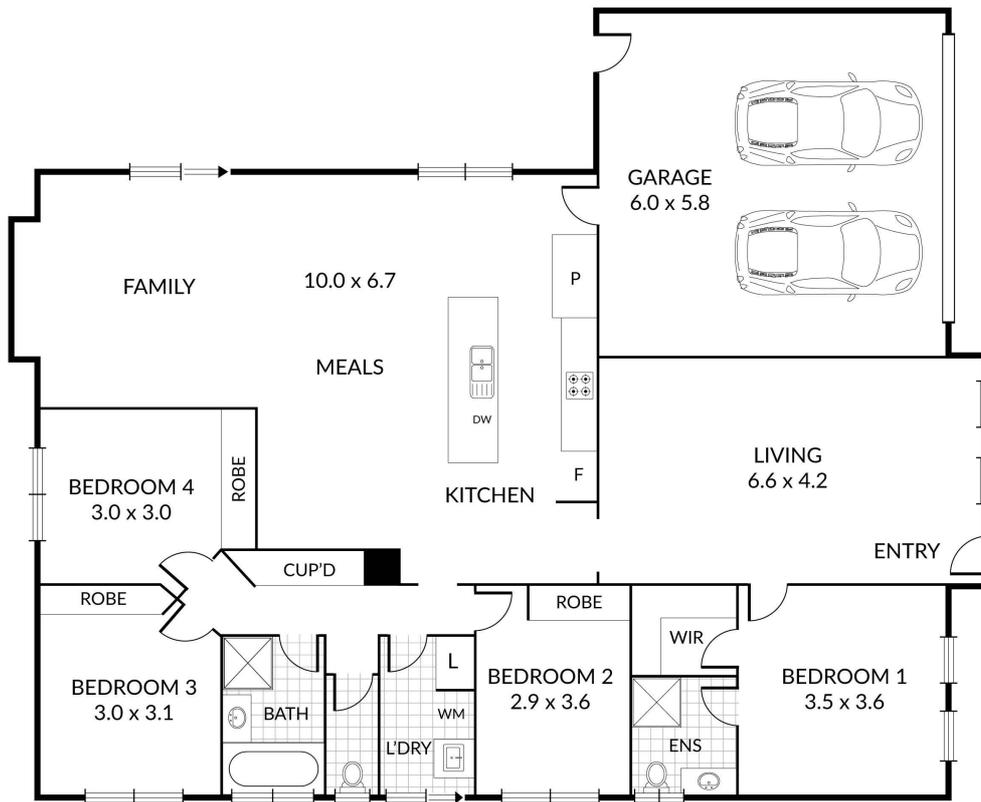
Internal 212m<sup>2</sup>

65A Blake Street, **Ararat**



NORTH

4 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.