



## 2 Flattely Street, ARARAT, VIC 3377

### Immaculate Central Low Maintenance Investment

Positioned in a highly sought-after central location, this impeccably maintained three-bedroom brick residence delivers a refined, low-maintenance lifestyle just moments from the CBD and everyday amenities.

From the moment you step inside, the home reveals a sense of quality and care, with a soft neutral palette and elegant floating timber floors creating a warm, contemporary feel. Designed for effortless living, the open-plan kitchen, dining, and living area forms the heart of the home—light-filled, inviting, and perfectly suited to both relaxed living and entertaining.

The well-appointed kitchen is as functional as it is stylish, offering generous bench space, a large pantry, wall oven, and gas cooktop, catering with ease to both daily living and gatherings.

Accommodation comprises three spacious bedrooms, including a private master suite complete with walk-in robe and ensuite. The additional bedrooms feature built-in robes and are serviced by a centrally located family bathroom, thoughtfully designed for convenience.

Year-round comfort is assured with ducted gas heating and a split system, while direct internal access from the double garage (with automatic roller door) enhances both security and practicality. A rear roller door provides seamless access through to the

**TYPE:** For Sale

**INTERNET ID:** 64P4818

#### SALE DETAILS

**\$530,000**

#### CONTACT DETAILS

**Ararat**

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ARARAT, VIC  
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**Michael Fratin**  
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backyard.

Outdoors, the home continues to impress with a covered alfresco area and an expansive additional undercover concrete space-ideal for entertaining or accommodating extra vehicles, a caravan, or boat. The grounds are beautifully low maintenance, complemented by secure Colorbond fencing, a substantial 3m x 4m garden shed, and block-out blinds to both the front porch and alfresco for added privacy and comfort.

Combining quality, convenience, and effortless style, this is an outstanding opportunity for those seeking a premium lifestyle without compromise and will ideally suit Investors or downsizers.

- Land Area 422.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2





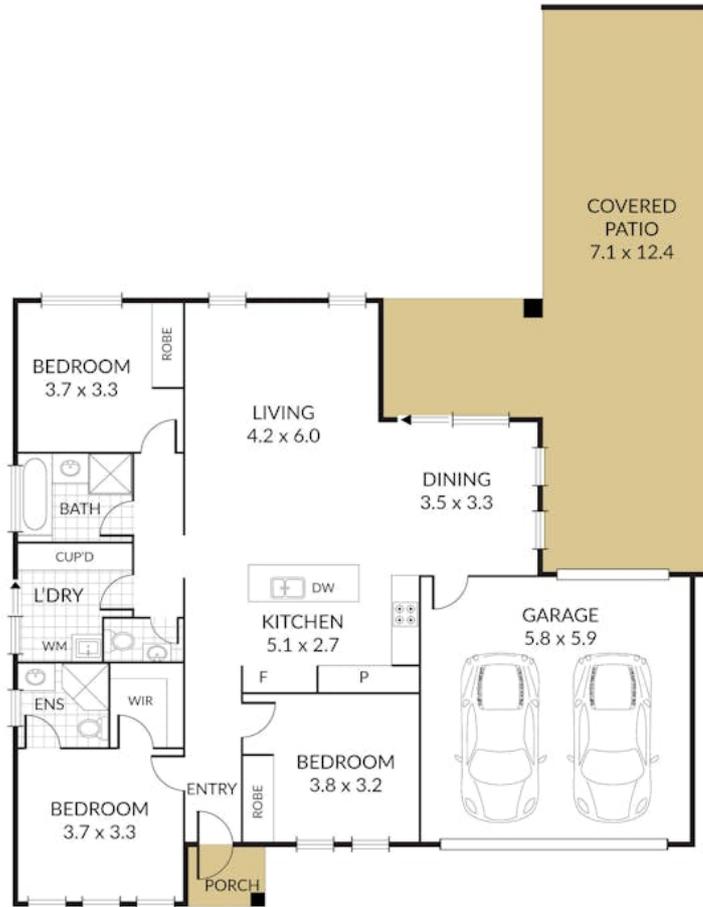


Internal 153m<sup>2</sup> External 58m<sup>2</sup> Total 211m<sup>2</sup>

2 Flattely Street, **Ararat**



3 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.