



## 102 Rundell Street, ARARAT, VIC 3377

### LOW MAINTENANCE HOME WITH POWERED SHED

This thoughtfully designed residence prioritises ease of movement, energy efficiency and low-maintenance living, with wider hallways, level access, double glazing and year-round climate control creating a home that feels calm, practical and beautifully easy to live in.

All-electric home is exceptionally energy efficient, featuring double-glazed windows throughout, additional wall and ceiling insulation (including the garage) and a Braemar reverse-cycle ducted heating and cooling system that maintains an ideal temperature year-round. Combined with 21 solar panels to keep your energy costs low - everyday living will be comfortable and economical.

The heart of the home is a light-filled open-plan living, dining and kitchen zone that flows seamlessly to the covered alfresco - an inviting space with track blinds for relaxed entertaining or quiet mornings outdoors. The kitchen is highly functional, offering quality Westinghouse appliances, soft-close cabinetry, generous pot drawers, plumbed refrigerator and a walk-in pantry, while the living area features a built-in media niche and a calm, welcoming atmosphere.

Accommodation is well zoned and generous, with three bedrooms, all featuring built-in or walk-in robes and LED ceiling fans. The master suite is particularly well appointed, complete with a walk-in robe and an ensuite designed for accessibility, including a walk-in shower and grab rails. The central bathroom offers both a bath and separate

**TYPE:** For Rent

**INTERNET ID:** 64P4823

#### RENTAL DETAILS

**Rent / Lease:**

**\$490 per week**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Jessica Ward**  
0428273369

shower, while the laundry is thoughtfully fitted with ample storage, a built-in ironing board and direct outdoor access.

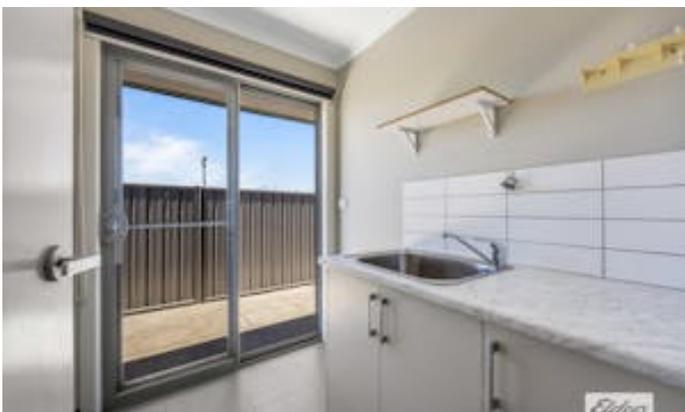
Externally, the home continues to impress with extensive exposed aggregate paving, established gardens including raised veggie beds and roses, external window awnings, gated side access and multiple garage options. The double garage with remote access and internal ramp entry enhances accessibility, while the additional single garage/workshop accessed from Maude Street - complete with concrete flooring, 15-amp power, workbench and PA door - adds rare flexibility.

Positioned in a quiet, neighbourly pocket away from the bustle of the main street, yet within easy reach of supermarkets, schools, the train station and the town centre, this is a location that truly supports everyday ease.

Other features: Close to Schools, Close to Shops, Close to Transport, Disabled Access, Openable Windows

- This property is: Unfurnished
- Pets: Yes
- Available on: 15/04/26
- Land Area 484.00 square metres
- Building Area: 172.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage





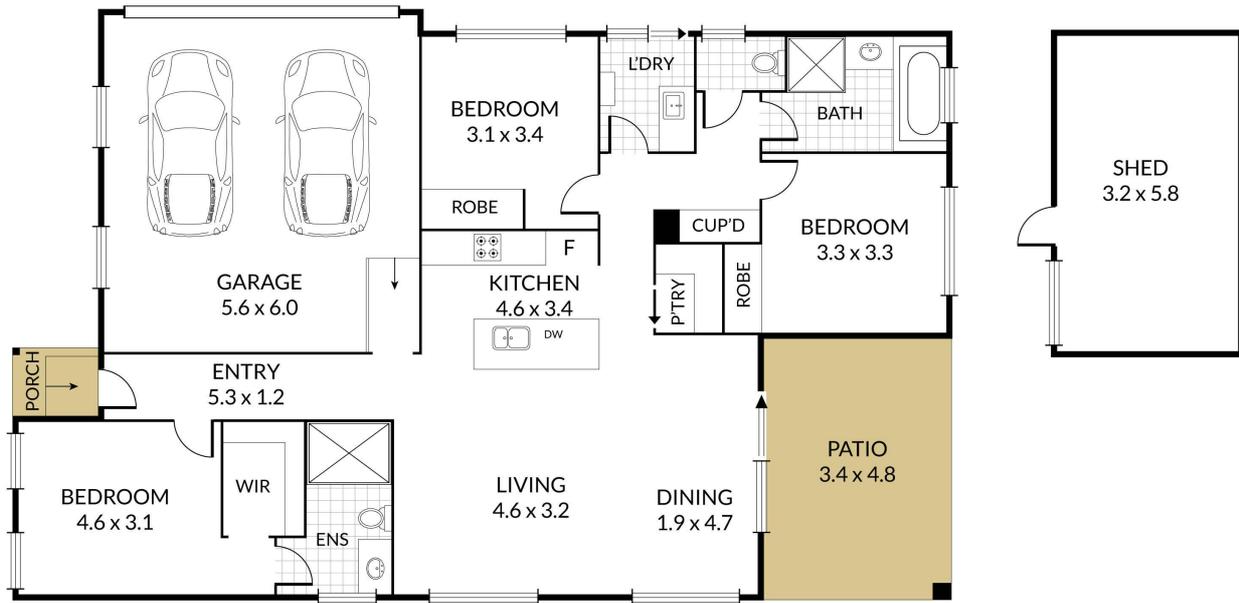


Internal 147m<sup>2</sup> External 38m<sup>2</sup> Total 185m<sup>2</sup>

102 Rundell 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.