

48 Barkly Street West, ARARAT, VIC 3377

Sunlit Spaces & Effortless Family Living in the Esteemed West End

A classic brick veneer residence showcasing a wide and welcoming entry landing that creates a strong sense of arrival, and the solid craftsmanship synonymous with this enduring architectural era.

From the moment you arrive via the charming circular driveway, there is an immediate sense of welcome.

The true heart of the home is the expansive main lounge and dining area, with soaring pitched ceilings, a cosy wood fire with mantle and warm timber detailing combine to create an inviting space for everyday living and memorable family gatherings. The kitchen has generous pot drawers, a double-door pantry, a gas cooktop and a dishwasher - perfectly positioned to service both the dining area and entertaining zones with ease.

A spacious second family living room provides additional flexibility for modern family life and enjoys a lovely outlook over the alfresco and north-facing backyard. With direct access outdoors, this zone is ideal for casual living, children's play space or relaxed evenings that flow seamlessly to the covered entertaining area.

Accommodation is equally appealing, comprising three generous bedrooms (all with robes and ceiling fans) plus a dedicated study with built-in shelving, the ideal set up for those working from home. The dual-access ensuite is a standout feature, showcasing

TYPE: For Rent

INTERNET ID: 64P4894

RENTAL DETAILS

Rent / Lease:

\$520 per week

CONTACT DETAILS

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floor-to-ceiling tiling, bath, shower and a vanity room, delivering both luxury and practicality for busy family life.

Nestled in the esteemed West End of Ararat, revel in the convenience of this location, close to schools, the CBD, shopping and all local amenities, yet tucked away from the hustle and bustle, offering a sense of tranquillity and security.

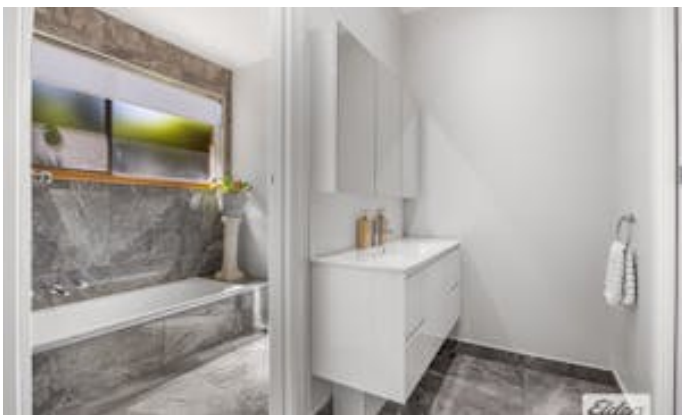
Outside, the expansive north-facing yard with established citrus trees, lush green lawns and a garden shed with a lean-to provides a serene and private backdrop. The covered alfresco area, complete with pitched roof, concrete pavers, pendant and festoon lighting, offers the perfect space for outdoor entertaining. A practical shed with a lean-to complements the home's functionality, while the 18-panel solar system and rain saver water tank help keep energy costs in check.

Comfort is assured with split system heating and cooling, central heating, wood fire, LED lighting and thoughtful storage solutions throughout. A single attached garage, circular driveway and dual crossovers provide excellent off-street parking flexibility for families, guests or additional vehicles.

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Heating

- This property is: Unfurnished
- Pets: Yes
- Available on: 08/05/26
- Land Area 862.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite
- Floorboards









Internal 188m² External 62m² Total 250m²

48 Barkly Street West, **Ararat**



3 x 2 x 1 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.