



## 37 Vincent Street, ARARAT, VIC 3377

### "Arawarra" – Timeless Art Deco Elegance

Rich in character, history and undeniable street appeal, "Arawarra" is one of Ararat's treasured Art Deco residences.

Set proudly on a substantial corner allotment of approximately 1,016m<sup>2</sup>, this beautifully maintained home seamlessly blends the craftsmanship and charm of a bygone era with the modern comforts demanded by today's families.

Perfectly positioned within easy walking distance of supermarkets, schools, medical services, train station, caf s and the CBD, this is a rare opportunity to secure a home of significance in one of Ararat's most highly regarded locations.

From the moment you step inside, you'll be captivated by the home's grand proportions and timeless elegance. Wide hallways, high ceilings and original Art Deco features create an immediate sense of warmth and sophistication. The expansive formal lounge offers a welcoming retreat for family gatherings, special occasions or quiet evenings in.

At the heart of the home, the updated kitchen has been thoughtfully designed for everyday functionality, boasting generous bench space, ample storage, a freestanding

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**TYPE:** For Sale

**INTERNET ID:** 64P4905

#### SALE DETAILS

**\$660,000 - \$680,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Linda Fry**

0484 022 203

electric cooker and direct connection to the light-filled dining space. Whether preparing family meals or entertaining guests, this space is both practical and inviting.

Accommodation comprises four spacious bedrooms, each complete with built-in robes, serviced by an updated family bathroom featuring a walk-in shower and double vanity. The laundry with second shower and separate toilet adds further convenience for growing families and visiting guests.

Year-round comfort is assured with gas ducted floor heating throughout the home, complemented by a reverse cycle split-system and ceiling fans.

The versatility continues with a welcoming rear sunroom that overlooks the established gardens and provides the perfect place to enjoy your morning coffee or simply relax while taking in the peaceful surroundings.

Outside, the property truly comes into its own. Beautiful established gardens, lush lawn areas and a charming summer pergola create an idyllic setting for outdoor entertaining and family enjoyment. Practicality has not been overlooked, with a double lock-up garage, attached storage shed, additional garden sheds, caravan parking pad and extensive infrastructure already in place.

For those with a passion for sustainable living, the property also offers raised vegetable planters, fruit trees, a water tank, watering system, external awning blinds and an 18-panel solar system to help keep energy costs in check.

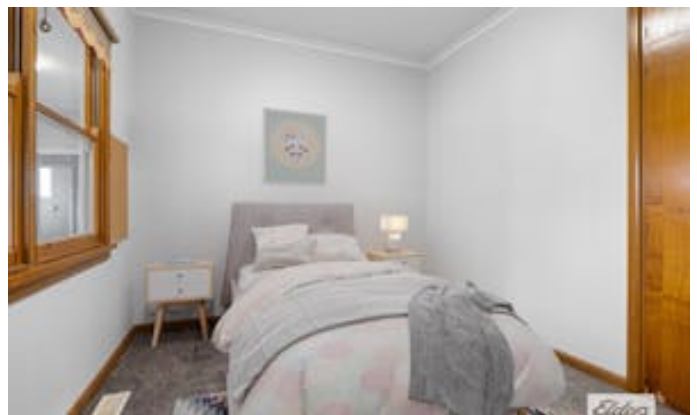
The generous corner allotment with dual street frontages may also appeal to buyers considering future development or subdivision potential (STCA), further enhancing the property's long-term appeal.

Whether you're drawn to the elegance of the Art Deco era, the generous family accommodation, or the exciting future potential, "Arawarra" represents a truly special opportunity. Contact Linda Fry on 0484 022 203 to arrange your inspection today.

Other features: Close to Schools, Close to Shops, Close to Transport, Prestige Homes

- Land Area 1,016.00 square metre
- Building Area: 203.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









Internal 203m<sup>2</sup> External 180m<sup>2</sup> Total 383m<sup>2</sup>

37 Vincent Street, Ararat



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.