



## Unit 1 / 4 Waratah Avenue, ARARAT, VIC 3377

### Affordable & Immaculate Central Brick Unit

This immaculately presented two-bedroom brick unit offers low-maintenance living in a quiet and highly convenient location. Positioned within easy walking distance of the main street, hospital, and sporting facilities, it presents an excellent opportunity for retirees, downsizers, or investors seeking a quality property with strong rental appeal.

Filled with natural light, the spacious lounge features a split-system air conditioner for year-round comfort and flows seamlessly through to the adjoining kitchen and dining area. The modern kitchen is well-equipped with gas cooking, ample cupboard storage, and generous bench space.

Both bedrooms are generously sized and include built-in robes, while the central bathroom offers a separate bath and shower. A separate toilet is conveniently located off the laundry.

Outside, the secure rear yard is easy to maintain and includes a garden shed, providing additional storage. A single garage with remote roller door offers secure vehicle accommodation.

**TYPE:** For Sale

**INTERNET ID:** 64P4913

**SALE DETAILS**

**\$350,000**

**CONTACT DETAILS**

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**

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This is a fantastic set-and-forget investment opportunity, while also offering excellent potential for owner-occupiers looking to enjoy a comfortable and convenient lifestyle.

Key Features:

- \* Quiet location within walking distance to town, hospital, and sporting facilities
- \* Two spacious bedrooms with built-in robes
- \* Light-filled lounge with gas heating and split-system air conditioning
- \* Modern kitchen with gas cooking and excellent storage
- \* Separate bath, shower, and toilet
- \* Secure, low-maintenance backyard with garden shed
- \* Single garage with remote roller door
- \* Long-term tenant in place currently paying \$320 per week

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

- Land Area 375.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





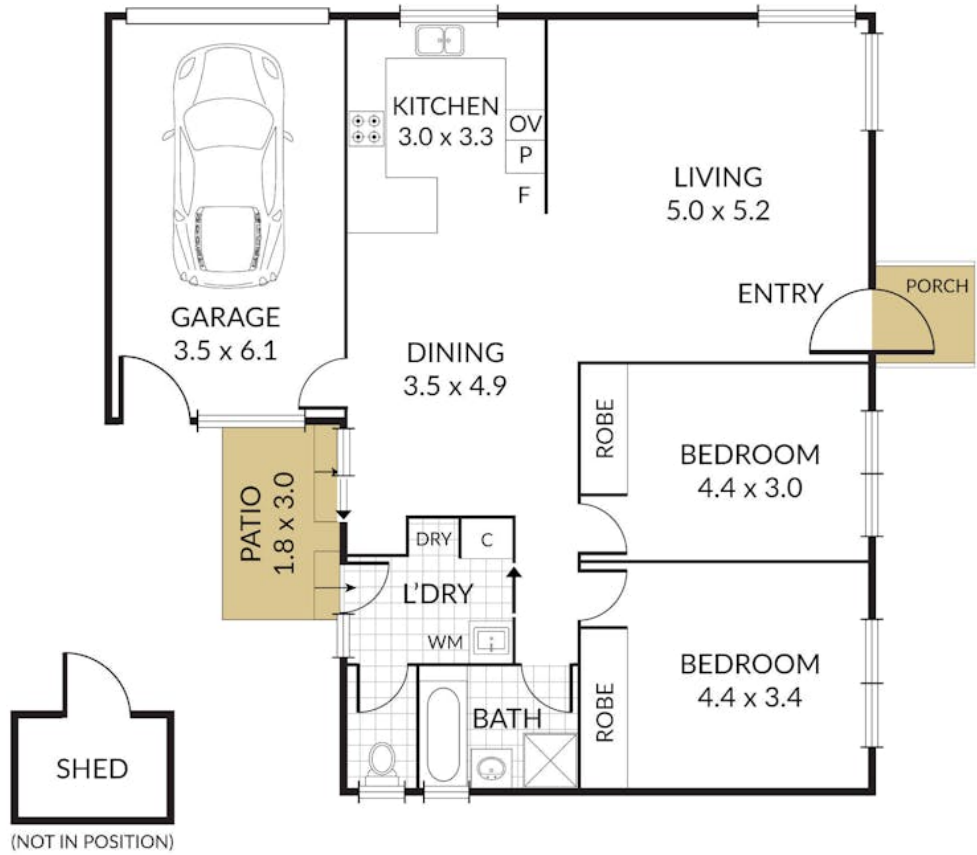


Internal 110m<sup>2</sup> External 3m<sup>2</sup> Total 113m<sup>2</sup>

1/4 Waratah Avenue, **Ararat**



2 x 1 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.