



### 34 Queen Street Ararat VIC

An exceptional opportunity to build your dream home or investment property in a prime location. This vacant block of land boasts a generous 628m<sup>2</sup> allotment with convenient side access, making it an ideal canvas for your vision. All essential services, including water, electricity, and sewage, are readily available streamlining the building process. Enjoy easy access to the heart of Ararat, with its array of shops, cafes, restaurants, and supermarkets just a stone's throw away and close proximity to schools, child care and major supermarkets. This property offers convenience and connectivity to essential amenities. Whether you're looking to build your dream home or capitalize on the investment potential, 34 Queen Street presents an exciting opportunity not to be missed. Contact Aidan Moar on 0458 579 328 today for more information.

**Price** : \$179,000  
**Land Size** : 682 sqm  
**View** : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/land/7952995>



**Aidan Moar**  
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