

### 54 Vincent Street Ararat VIC

3 1 2

Welcome to this delightful 3-bedroom weatherboard home, a perfect blend of character, charm, and modern comfort. Set on a spacious 1033m<sup>2</sup> (approx.) block, this property offers a serene lifestyle in the heart of Ararat, just a short stroll from all local amenities.

Step inside and be captivated by the high ceilings that enhance the sense of space throughout the home. The large lounge area is ideal for relaxation, featuring a split system to keep you comfortable year-round. The kitchen is a home chef's dream, boasting a gas cooktop, ample bench space, and a walk-in pantry for all your storage needs.

Each of the three generously sized bedrooms also includes split system. The bathroom has an abundance of natural

**Price** : \$ 370,000

**Land Size** : 1020 sqm

**View** : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8087657>



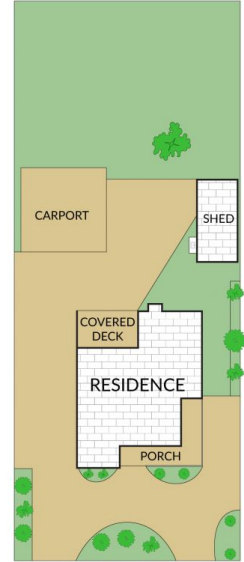
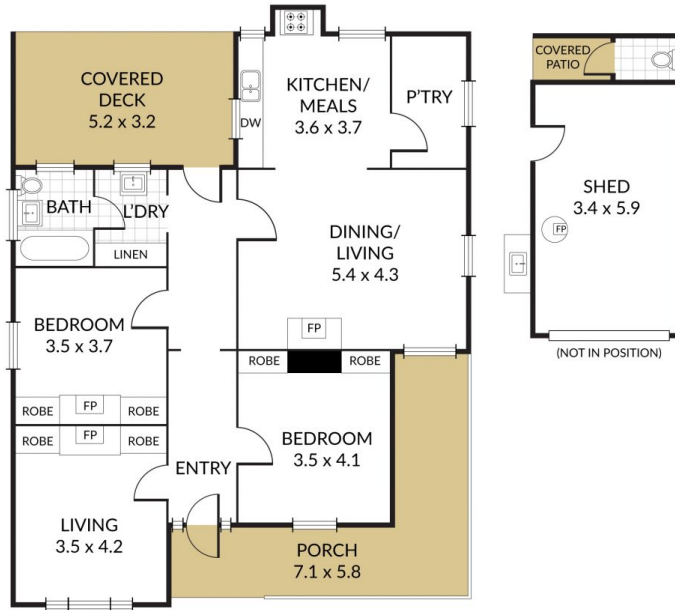
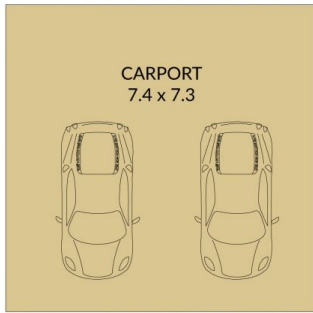
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Internal 108m<sup>2</sup> External 913m<sup>2</sup> Total 1021m<sup>2</sup>

54 Vincent Street, **Ararat**



2 x 1 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.