



### 16 Baird Street Ararat VIC

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Prime Investment Opportunity with rendered brick home and approved plans for 2nd dwelling  
 Maximise Your Returns Today and Tomorrow  
 Discover the ultimate investment property with 16 Baird Street, Ararat. This spacious 911m<sup>2</sup> (approx.) block offers a lucrative blend of immediate rental income and exciting future development potential.

#### Key Features:

- ? Solid Rental Income: Currently leased at \$380 per week, ensuring consistent cash flow.
- ? Approved Plans and Permits: Ready to build a second dwelling, perfect for dual-income living or for re-sale
- ? Spacious Family Home: Four generous bedrooms, well-appointed bathroom, and a modern kitchen.
- ? Outdoor Entertaining: Expansive backyard with a covered BBQ area, ideal for relaxation and social gatherings.

**Price** : \$295,000 - \$310,000

**Land Size** : 911 sqm

**View** : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8185016>



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## 16 BAIRD STREET, ARARAT

Disclaimer: This plan is for illustrative purposes and cannot be relied for accurate dimensions. Information provided can not be relied upon as accurate or complete in any way, no responsibility is taken for any errors or omissions. No information contained within this document is to be relied upon for financial or legal purposes. It is your responsibility to obtain independent, professional advice.

Ararat

