



78 Campbell Street Ararat VIC

Conveniently located just minutes from the CBD, the property is within walking distance of Ararat North Primary School, Mitre 10, Ararat Village Early Learning Centre, and Anytime Fitness and has a bus stop right across the road. Positioned on a prime 708m² (approx.) corner allotment, this three-bedroom home presents an exciting opportunity for first-home buyers, investors, or those with development ambitions (STCA) with previous rental history of \$365 per week.

Step inside to discover three well-sized bedrooms, each filled with natural light. The kitchen is well-appointed with a cypress pine benchtop, new stove with gas cook top, quality appliances, and plenty of storage. A spacious lounge area provides comfort year-round with an updated gas heater and a reverse-cycle air conditioner. The central

3 1

Price : \$285,000 - \$300,000

Land Size : 708 sqm

View : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8244330>




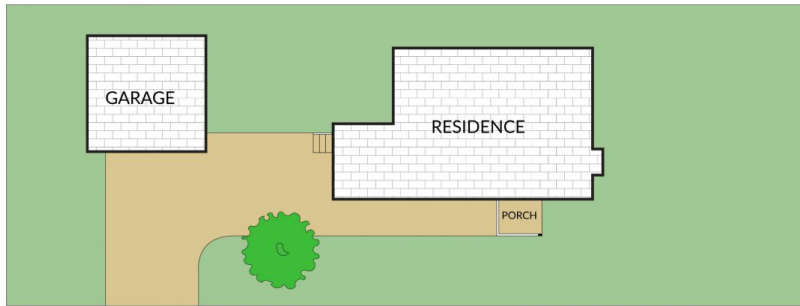
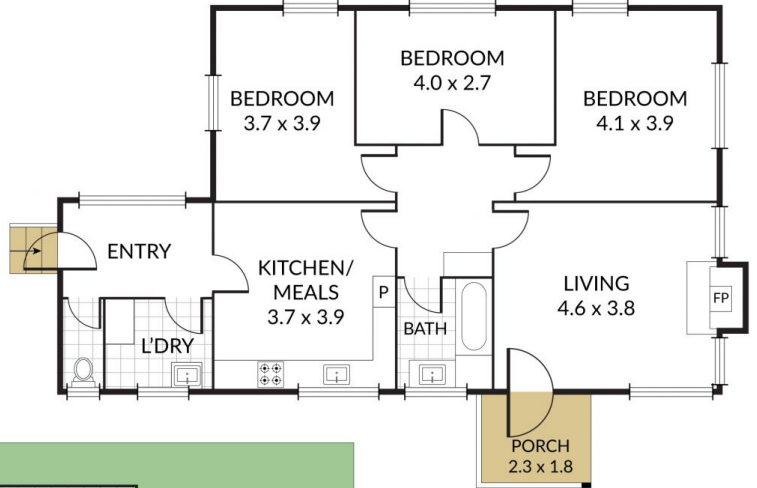
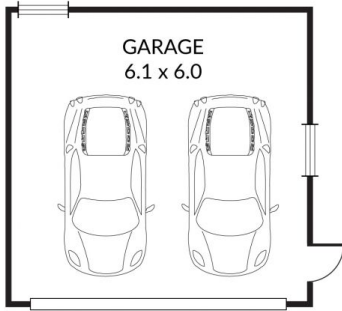
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Internal 94m² External 597m² Total 703m²

78 Campbell Street, Ararat



3 x  1 x  2 x 



Ararat



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.