



9 Jenkin Street Ararat VIC

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A smart investment starts with strong returns and a prime location-this property delivers on both fronts!

Set on a 428m² block in a quiet West End street, this well-presented two-bedroom home is an excellent choice for investors or future owner-occupiers. Both bedrooms include built-in robes, with one also featuring a wall-mounted air conditioner, and are conveniently positioned opposite the bathroom.

The spacious living area is filled with natural light and offers year-round comfort with a split-system air conditioner/heater and an open fireplace. The kitchen is well-appointed with electric cooking and generous storage, while the walk-through laundry leads to a secure backyard with a storage shed.

Price : \$ 245,000

Land Size : 428 sqm

View : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8269756>



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Internal 66m² External 362m² Land Size 428m²

9 Jenkin Street, **Ararat**



2 x 1 x 1 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.