



5/4 Waratah Avenue Ararat VIC

2  1  1 

Move-in ready and packed with appeal, this home is an excellent choice for homeowners and investors alike. Perfectly positioned just a short stroll from Ararat's CBD and the Alexandra Oval precinct, it offers both convenience and low-maintenance living.

Step inside to discover a well-designed layout, with a tiled entry leading to a spacious open-plan lounge and dining area. Comfort is assured year-round with split-system heating and cooling, plus a gas heater for added warmth. Internal access from the single lock-up garage enhances everyday ease.

The well-maintained kitchen is both neat and functional, featuring ample cupboard space and quality appliances. Both bedrooms are generously sized, carpeted, and

Price : \$285,000 - \$295,000

View : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8275172>



Aidan Moar
03 53521537
0458 579 328

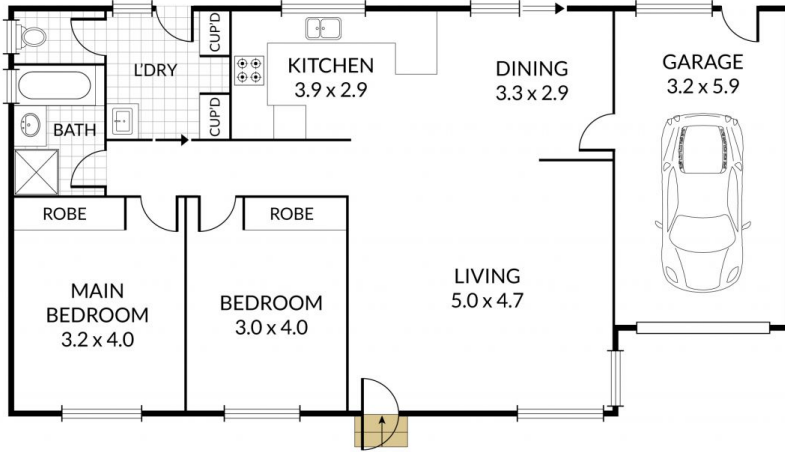
Internal 86m² External 258m² Total 344m²

Unit 5/4 Waratah Avenue, **Ararat**



NORTH

2 x 1 x 1 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.