




Ararat

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### 316A Barkly Street Ararat VIC

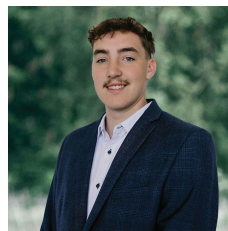
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Positioned in a family-friendly pocket of Ararat, this spacious 2014-built home combines comfort, convenience, and functionality-ideal for a wide range of buyers. Located just steps from St Mary's Primary School and only a short stroll to Marian College, this property offers an exceptional lifestyle opportunity for growing families or savvy investors alike.

Inside, the home boasts three generously sized bedrooms, all with built-in robes, and two well-appointed bathrooms including a private ensuite to the master. The open-plan kitchen, living and dining area creates a warm and welcoming heart of the home, with modern finishes and ample natural light. There's plenty of space to entertain or unwind, with a layout that flows seamlessly for everyday living.

**Price** : \$ 500,000

**View** : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8380820>



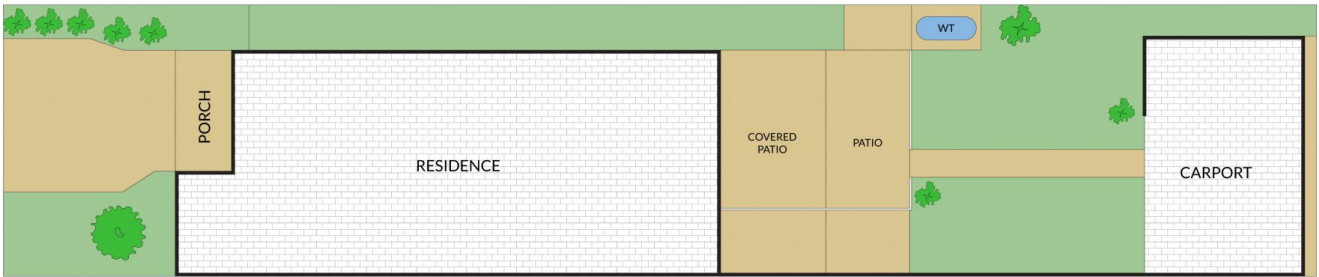
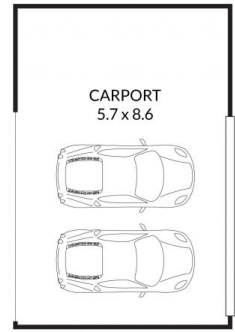
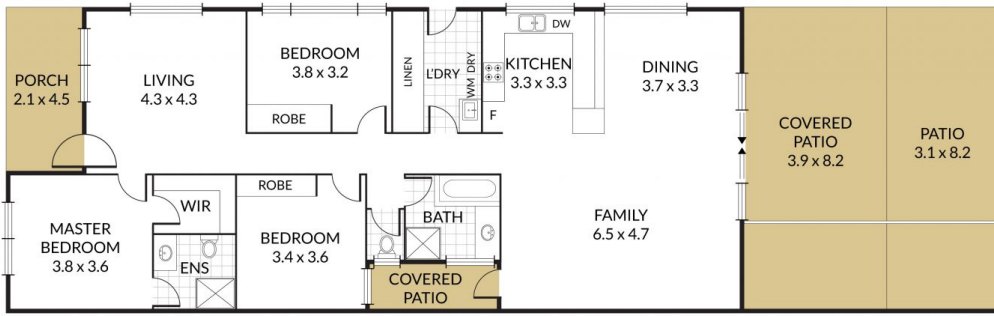
**Luke Briggs**  
03 5352 1537  
0490 147 450

Internal 145m<sup>2</sup> External 383m<sup>2</sup> Total 528m<sup>2</sup>

316A Barkly Street, **Ararat**



3 x 2 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.