



### 28 Smith Street Ararat VIC

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Positioned on a handy corner allotment of approximately 569m<sup>2</sup>, this neat and tidy three-bedroom home presents an excellent opportunity for first home buyers, downsizers or investors looking to secure an affordable property in the Ararat market.

Well-maintained and comfortable throughout, the home offers three bedrooms along with a practical layout designed for easy everyday living. The functional kitchen provides good usability with ample space to cater for daily needs, while the living area is serviced by a new split system, ensuring comfort year-round.

Neat presentation inside and out allows buyers the option to move straight in and enjoy, while still leaving scope to update and add further value over time. Set on a

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

**Land Size** : 569 sqm

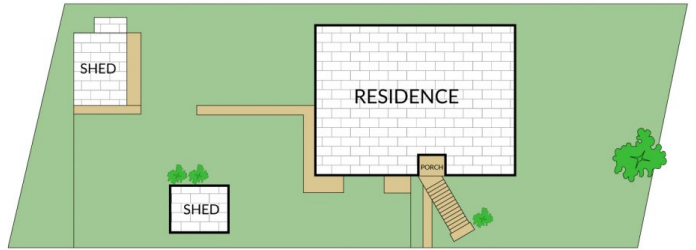
**View** : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8688813>



**Aidan Moar**  
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Internal 82m<sup>2</sup> External 487m<sup>2</sup> Land Size 569m<sup>2</sup>

3 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.