



## 22 Blackie Avenue Ararat VIC

5 3 3

Set on 2.5 picturesque acres on the peaceful outskirts of town, this spacious five bedroom, three bathroom property offers the perfect blend of lifestyle, comfort, and versatility for growing families, multi-generational living, or those seeking extra space to work or relax.

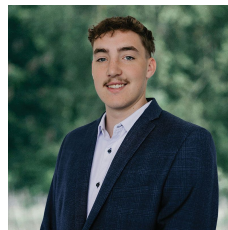
The main residence is designed for practical family living, featuring 4 generous bedrooms, light-filled living areas, and a functional layout that provides both comfort and privacy. The well appointed kitchen connects seamlessly to the dining and living spaces, creating a welcoming heart of the home for everyday living and entertaining alike.

Adding exceptional value and flexibility to the property is the fully self contained accommodation wing. Complete with its own kitchenette, lounge room, bathroom, and

**Price** : \$695,000 - \$725,000

**Land Size** : 2.5 Acres

**View** : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8697657>

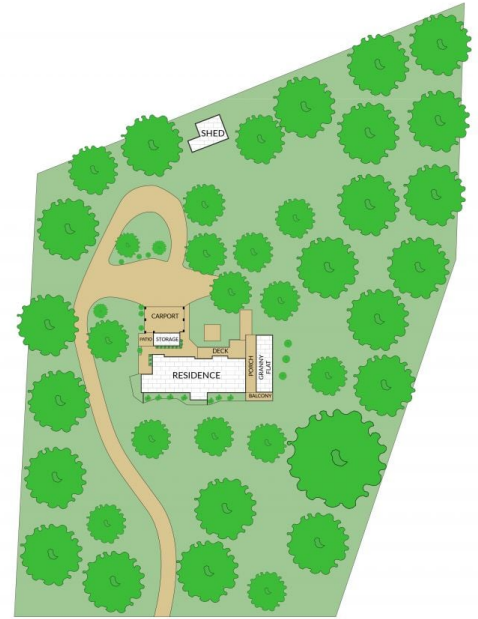
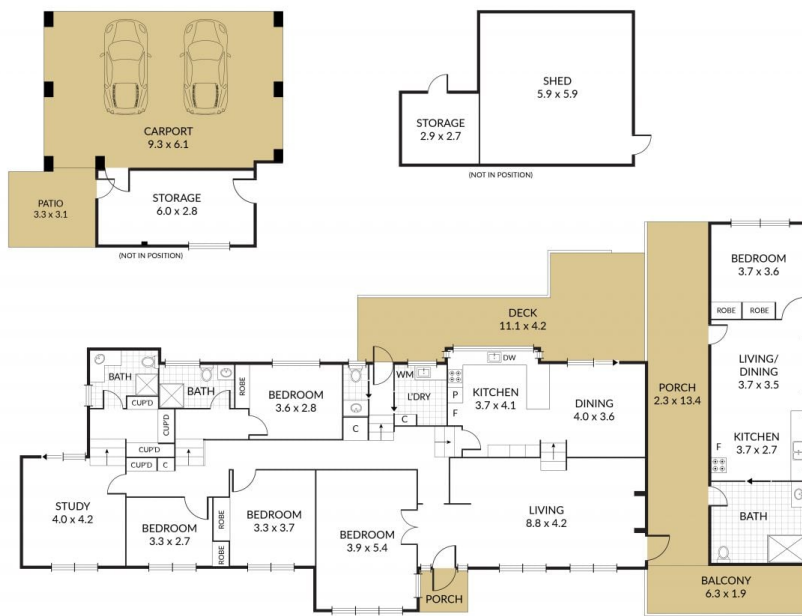


**Luke Briggs**  
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Internal 253m<sup>2</sup> External 212m<sup>2</sup> Total 465m<sup>2</sup> Landsize 9944m<sup>2</sup>

22 Blackie Avenue, **Ararat**   
NORTH

5 x  3 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.