

**1 Rotary Avenue, Ararat, Vic 3377**



**House For Sale**

Thursday, 16 November 2023

1 Rotary Avenue, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 753 m2**

**Type: House**



Aidan Moar  
0353521537

**\$395,000 - \$415,000**

Set on approx. 735m2 allotment is this 3 bedroom that has been stylishly updated throughout. Positioned in one of Ararat's most highly desired areas close to schools, kindergarten and sporting facilities, this property is sure to impress all buyers. The open living space is the heart of the home featuring an updated kitchen that has quality appliances including a dishwasher and electric cooking, a carpeted lounge area and polished timber boards throughout the dining and kitchen. Climate control is provided at the click of a button year round with ducted heating and cooling throughout. Comprising of 3 bedrooms, 2 with built in robes, a family bathroom positioned close by that has been tastefully updated with a shower over bath. Outside there is a rotunda area ideal for entertaining guests, a spacious yard with good fencing all round, veggie gardens, fire pit area and 2 sheds ideal for storage. This is an incredible property located close by to all of Ararat's amenities and one for all buyer categories. Do not hesitate to book your inspection. Contact Aidan Moar on 0458 579 328 today!