

106 Moore Street, Ararat, Vic 3377



Sold House

Tuesday, 5 September 2023

106 Moore Street, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 978 m2

Type: House



Adam Walker
0353522303

\$333,000

Sale By Fixed Date - Thursday 21st September, 2023 @ 12pm (Unless Sold Prior). Indicative Buyer Range \$320,000 - \$340,000. This charming Victorian home is a rare find, located just one block away from the highly desirable Schools precinct. Nestled on a sprawling 977 sq.m block, this property offers incredible potential for future development (STCA) with its rear lane access and ample rear yard space. Inside, you'll find three generously sized bedrooms, two of which feature built-in robes, ensuring plenty of storage space for your family's needs. The spacious and light-filled living room is a welcoming space, complete with a gas heater and a split system for year-round comfort. The modernized kitchen is a chef's dream, boasting an electric wall oven and a gas cooktop, making meal preparation a breeze. The neat bathroom includes a convenient shower over the bath. Additional perks of this property include rear lane access for added convenience, a garden shed for storage, a second outside toilet, and two single carports for your vehicles. Currently, this property is a fantastic investment opportunity, generating a rental income of \$350 per week from excellent tenants. Whether you're looking for a great investment or a charming family home, this Victorian beauty has it all. Don't miss your chance to own this Victorian Charmer with incredible potential and unbeatable appeal. Contact us today to arrange a viewing and discover the endless possibilities this property offers.