

**12 Laidlaw Street, Ararat, Vic 3377**



**Sold House**

Thursday, 4 January 2024

12 Laidlaw Street, Ararat, Vic 3377

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 681 m2

Type: House



Brad Jensen  
0353521400

**\$260,000**

Set on a generous 681m<sup>2</sup> (approx.) allotment in a quiet street, this neat two-bedroom home is the perfect entry-level home option or an investment gem. Closely positioned near all amenities including public transport, education & the town center, this property holds ample opportunities. Step inside to the generous, well-lit living space featuring gas heating & ceiling fan to ensure year-round comfort. The well-designed kitchen offers electric cooking and overlooks the picturesque rear yard. Both bedrooms are of good size with BIR to the master and both bedrooms are flooded with natural light. The central bathroom offers a clever layout including a walk-in shower. Outside offers a small rear deck & entertaining area which interacts well with the established backyard & provides the perfect place for summer hosting & BBQs. The large yard is fully secured and offers a good size shed in addition to a garden shed. Whether you're trying to enter the market, downsize or add to your rental portfolio this affordable property provides value, an inspection is recommended! Contact the listing agent for further information.