

**16 Kennel Road, Ararat, Vic 3377**



**House For Sale**

Thursday, 13 June 2024

16 Kennel Road, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Aidan Moar  
0353521537

**\$790,000 - \$820,000**

Set on approximately 2.5 acres, this lifestyle property on the edge of town, just minutes from Ararat's CBD, is the perfect retreat you've been searching for! The home features 3 spacious bedrooms with built-in robes, including a master bedroom with an ensuite that offers a shower and separate spa bath. The well-appointed kitchen boasts quality stainless steel appliances, including a SMEG gas cooktop, SMEG wall oven, dishwasher, and an inbuilt microwave. The dining area is generously sized and opens to the spacious lounge, creating a welcoming living space. With quality Victorian hardwood floors throughout, the home has been meticulously maintained by its owners. The family bathroom, featuring a bath and separate shower, is conveniently located near the remaining bedrooms. The study is well-sized with built-in shelves and NBN connectivity, making it the perfect home office or workspace. Externally, you'll be impressed by the expansive space available. The large undercover deck is ideal for year-round entertaining. A well-established orchard and enclosed veggie garden provide the opportunity to grow your own fresh produce. The approximately 6m x 9m shed, with concrete flooring and power, has been divided into storage space and a studio area, complete with plaster, fresh paint, and a split system, making it an ideal home office or kids' retreat. This is a truly remarkable property with so much to offer. Don't hesitate-opportunities like this are rare! TH1206.