

20 Banfield Street, Ararat, Vic 3377



House For Sale

Thursday, 28 March 2024

20 Banfield Street, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 767 m2

Type: House



Adam Walker
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Auction - Tuesday 23rd April, 2024 @ 6.00pm

Auction 23rd April, 2024 to be held at the Ararat RSL, 74-76 High Street, Ararat from 6pm. Bidding registration from 5:30pm on Auction night. Location, convenience, and charm await you at this classic weatherboard home nestled in the heart of the West End. Positioned just two blocks away from the vibrant Main street shopping, cafes, and restaurants, and within a short stroll to Ararat Community College and Ararat West Primary School, this residence offers the epitome of central living. Step inside and be greeted by the timeless allure of a well-maintained 1940-50's home, perfectly suited for families, retirees, or savvy investors seeking rental returns of up to \$390 per week. The spacious lounge exudes warmth and comfort with gas heating, inviting you to relax and unwind after a long day. The heart of the home lies in the bright and open-plan kitchen, boasting ample storage including a pantry, electric stove, and a convenient breakfast bar-a space designed for both culinary delights and everyday living. Three generously sized bedrooms, two with robes, provide ample accommodation, while the family bathroom adds practicality to the mix. Imbued with old-world charm, the residence features polished floors and decorative cornices, adding character and a sense of history to the home. A bright formal dining/sunroom beckons for intimate gatherings or peaceful moments of contemplation. Stay cool during the warmer months with evaporation cooling, ensuring year-round comfort for you and your loved ones. Outside, discover a private and established yard, well-fenced and secure-ideal for children and pets to roam freely. Situated on a corner block with dual street and rear lane frontage, convenience is further enhanced by a 5.5m x 7.3m garage/shed, offering ample storage or workshop space. Embrace a lifestyle of ease and accessibility-sell your car and walk to almost everything! Don't miss this opportunity to secure your slice of West End living. IBR: \$360,000 - \$385,000