

22 Coad Street, Ararat, Vic 3377



House For Sale

Thursday, 28 March 2024

22 Coad Street, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 654 m2

Type: House



Adam Walker
0353522303



Ashleigh Marx
0353522303

\$435,000 - \$465,000

Welcome to this charming double brick home, perfectly situated in a sought-after West End location, within close proximity to Ararat West Primary School and Ararat Secondary College. Ideal for families or those seeking a low-maintenance retirement option with ample space for a caravan or boat, this residence offers the best of both worlds. The kitchen, updated and of generous size, is the heart of the home, seamlessly flowing into the sunken lounge-an inviting space for relaxation and gatherings. A gas log heater in the family/dining area adds warmth and ambiance, while the adjacent north-facing sunroom bathes the space in natural light. Featuring three bedrooms with robes plus a study, the master bedroom boasts an ensuite and split-system for personalized comfort. A family bathroom caters to the needs of the household, ensuring convenience and practicality. Outside, the private yard is perfect for entertaining or simply enjoying the outdoors, with a secure rear yard and low-maintenance gardens creating a tranquil retreat. Additional highlights include a double high clearance carport, single carport, and a 10m x 5m garage/shed with power and toilet facilities-providing ample storage and workspace for the discerning homeowner. For investors, the potential rental income ranges from \$400 to \$420 per week, making this property an attractive investment opportunity. Don't miss out on the chance to make this delightful home yours. Contact us today to arrange a viewing and start envisioning your future in this wonderful residence.