

3/11 High Street, Ararat, Vic 3377



Sold Unit

Thursday, 21 September 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 158 m2

Type: Unit

\$237,000

Nestled in the heart of West Ararat, this easy care 2-bedroom unit sits on a compact allotment of 158m² (approx). Its prime location offers close proximity to the CBD, primary and secondary schools, supermarkets, medical centre, sporting facilities and public transport, making it the ideal addition to your investment portfolio or a wonderful place to call home. The contemporary brick and bagged façade with timber entry door, single carport and low-maintenance garden sets the scene perfectly for this light and bright unit. Inside, a well-proportioned living room with polished timber flooring and split system air-conditioning is the ideal place to relax and unwind and flows effortlessly into an updated and functional kitchen, complete with new electric stove and ample cupboards and bench space. The nearby laundry includes single trough, space for the washing machine and easy access to the rear yard and clothesline. Two generous bedrooms are both fitted with built in robes, whilst a separate linen cupboard in the hallway provides additional storage space. A central bathroom with shower, single vanity and separate WC, complete the floorplan. Currently leased to a long-term valued renter until November 2024, take advantage of the instant rental income of \$270 per week and move forward with a set and forget investment. With its perfect blend of stylish design, practical features and an enviable location, this High Street gem is must-see. Call the listing agent Linda Fry to arrange your inspection today!