

**33 Princes Street, Ararat, Vic 3377**



**Sold House**

Tuesday, 16 January 2024

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**Bedrooms: 2**

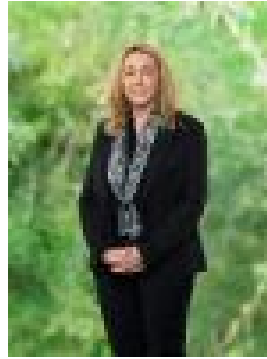
**Bathrooms: 1**

**Area: 1000 m2**

**Type: House**



Adam Walker  
0353522303



Hayley Cox  
0353522303

**\$250,000**

Attention Investor Developers: Here's an exceptional opportunity in a prime central location! This 1000 sq.m corner block comes with side lane access and is zoned as 'General Residential.' The property is ideally situated within the schools precinct and is just a stone's throw away from the CBD, two supermarkets, and the train station. It's a strategic location that promises a bright future for your investment. This property presents numerous possibilities for investor developers and renovators alike. Consider a multi-townhouse development (STCA) to maximize the potential of this site. You also have the option to renovate the existing house, increasing its rental cash flow value, or continue collecting the current rent of \$300 per week from the current renters. The period cottage exudes character with its high ceilings and offers a comfortable lounge complete with gas heating. There are two good-sized bedrooms and an additional bungalow for added space. The older-style kitchen provides plenty of storage cupboards and even a walk-in pantry. The bathroom features a shower over the bath, and a separate toilet. With easy yard access from the lane, garden sheds, storage sheds, and rental compliance, this property is ripe for development or renovation. Don't miss out on this opportunity to invest in your future now. Contact us today to learn more about this promising real estate venture.