

# 34 Benbow Street, Ararat, Vic 3377



## Sold House

Thursday, 11 April 2024

34 Benbow Street, Ararat, Vic 3377

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1020 m2**

**Type: House**



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**\$282,000**

Well located in a prime central location, just a short walk to the Ararat College, CBD, supermarkets, restaurants and cafes this period style two bedroom weatherboard home is packed with original features along with modern conveniences, is set on a large allotment of 1020m<sup>2</sup> (approx) and will appeal to investors, developers and first home buyers. Inside you'll find traditional features such as high ceilings, dado boards, lead lighting and two generous size bedrooms one with BIR's. The lounge is spacious, has gas heating and opens out onto a terrific enclosed undercover deck area. The home also features a large dining area and has ducted evaporative cooling installed for year-round comfort. The bathroom is bright and fresh with shower over bath, whilst the kitchen offers electric cooking. New carpet, quality window furnishings and vinyl plank flooring complete the interior. Outside the hard work has been done, the home is on partial concrete stumps, has recently had a new roof and is set on a large allotment with side and rear access, double carport, good fencing and an approx 4m x 7m shed with cottage gardens. A great opportunity presents to secure an affordable home in a prime central location.