

34 McGibbony Street, Ararat, Vic 3377



House For Sale

Saturday, 13 April 2024

34 McGibbony Street, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 818 m2

Type: House



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Price Range \$330,000 - \$350,000

Nestled in a super central location, mere steps from the vibrant heartbeat of town, this property offers unparalleled convenience. Just two blocks from the main street, residents enjoy easy access to an array of amenities including shops, cafes, restaurants, supermarkets, the train station, and schools. This classic 1960's weatherboard home presents an enticing investment opportunity with an expected rental return of \$350-\$360 p/w. Boasting a north-facing lounge warmed by a gas space heater, the interior exudes a cozy ambiance. The kitchen features gas cooktop, wall oven, and modern cabinetry, seamlessly flowing into the open-plan dining area. A neat original bathroom, complemented by ducted gas heating and evaporation cooling, ensures year-round comfort. Accommodation comprises three generously sized bedrooms, two of which include robes, while a small sunroom at the rear offers additional versatility. Situated on a vast 818 sq.m block with rear lane access, the property offers ample space and convenience. The low-maintenance yard is perfect for easy living, while a single carport and an old timber garage provide ample storage and parking options. Whether you're seeking a sound investment opportunity or a conveniently located family home, this property offers the best of both worlds-central living with the potential for future growth. Don't miss out on this rare chance to secure your slice of prime real estate in the heart of town.