

**42 Queen Street, Ararat, Vic 3377**



**House For Sale**

Thursday, 7 December 2023

42 Queen Street, Ararat, Vic 3377

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 400 m2**

**Type: House**



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## **Range \$290,000 - \$320,000**

Discover the convenience with this superbly located 2-bedroom unit that eliminates the need for a car, allowing you to embrace a lifestyle where everything is within walking distance. The open-plan living area, enhanced by a split-system for year-round comfort, creates a welcoming space for relaxation and entertainment. The kitchen is not only functional but also spacious, offering ample storage and featuring electric cooking. Two generously sized bedrooms with robes provide comfortable retreats, complemented by a modern bathroom with a shower over the bath and a separate toilet. New window coverings throughout add a touch of freshness to the interior. Situated on a generous 400 sq.m block, the property ensures a secure yard for outdoor enjoyment, accompanied by a convenient carport and a garden shed for additional storage. Currently leased at \$290 per week, this unit is an attractive option for investors seeking a reliable return. Alternatively, vacant possession is available for those looking to make this centrally located gem their own. Don't miss out on the opportunity to secure a property that perfectly blends comfort, convenience, and investment potential.