

**45 Lambert Street, Ararat, Vic 3377**



**Sold House**

Wednesday, 23 August 2023

45 Lambert Street, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1460 m2**

**Type: House**



Adam Walker  
0353522303

**\$322,000**

Sale By Fixed Date - Monday 26th June, 2023 @ 12pm IBR: \$295,000 - \$325,000 Huge block, huge potential! With Ararat's shortage of rental accommodation, this 1400 sq.m corner block which has 3 street frontages could be the ideal site for a multi unit development ( STCA). Located in a central location with Woolworths within 2 blocks, the CBD 3 blocks and the train station within 6 blocks. Investor- developers could rent the home which would be ideal for cash flow while they develop the rest of the block. The old period home has had the kitchen and bathroom updated but the home will certainly still need some renovations to bring it back to its former glory. The lounge room is a generous size, the kitchen provides ideal storage and is open plan to the dining area that features a split -system. All 3 bedrooms are a generous size with soaring ceilings and have robes and a 2nd toilet in the rear porch area for convenience. From the dining area you step out to the covered entertaining area, the double garage/ workshop has 3 phase power and is accessible from the rear road and there is also a generous size carport. Lots of possibilities with this one!