

**47 Smith Street, Ararat, Vic 3377**



**Sold House**

Friday, 16 February 2024

47 Smith Street, Ararat, Vic 3377

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Brad Jensen  
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**\$270,000**

Set on a 700 m<sup>2</sup> (Approx) allotment this affordable home creates the perfect option for owner occupiers, with all conveniences close by including Anytime Fitness, Ararat North Primary School, Ararat Early Learning Centre, Ararat Childcare, Gasons & Ararat Hospital. Internally the home features character & charm and has received updates over the years, offering 4 bedrooms (the main with BIR) and the 4th bedroom could easily be used as a study. The open plan kitchen and living zones are the absolute hub of the house. The light filled kitchen with gas cooking flows directly into the family lounge which is fitted with combustion wood heating and split system heating for year round comfort. The central bathroom & laundry are close by and are functional spaces ideal for the busy household. Outside there is a lot on offer with a generously sized secure yard leading to the large 12.5m x 6m (approx.) tradesman shed with a concrete slab, 3 phase power and wood heater, additionally attached is an undercover entertaining area, all this kept in privacy by smaller out buildings. Contact the listing agent for further information.