

**52 Smith Street, Ararat, Vic 3377**



**House For Sale**

Monday, 6 November 2023

52 Smith Street, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 581 m2**

**Type: House**



Michael Fratin

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**\$295,000 - \$320,000**

What a terrific transformation this property has undergone with immaculate attention to detail, making it the perfect first home or investment property with nothing left to do, move straight in, or capitalize on Ararat's buoyant rental market. Beyond the appealing weatherboard façade the home features 3 bedrooms with wardrobes included, a light filled living area greets you at the front door and features newly laid hybrid vinyl plank floors which flow through the entire home, and with gas heating and a reverse cycle split system ensures the home is kept comfortable all year round. The kitchen area provides gas cooking and space for a dining table and large fridge if required, while the new timber benchtops and tiled splash back are a welcome addition. The compact bathroom provides for the entire family with shower over bath, single vanity and overhead storage while the separate toilet is located off the laundry at the rear of the home. Outside the home is set on an allotment of 580 m<sup>2</sup> (approx.) with established garden beds, garden shed and lawn area at the rear and is well fenced with secure colorbond fencing with side gate access. Located close to Ararat North Primary School, Early learning Centre, Gym and convenience store this property will appeal to those looking for an affordable home with nothing left to do. Contact the agent to arrange your inspection.