

# 59 Moore Street, Ararat, Vic 3377



## House For Sale

Friday, 26 April 2024

59 Moore Street, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1000 m2**

**Type: House**



Michael Fratin

0409184572

**\$350,000 - \$360,000**

Only a short stroll to main street convenience, schools, supermarkets and cafe's is where you will find this character filled central period home on a large allotment of approx 1000 sqm. The home has potential to develop the large rear yard (STCA) which has access from Tully Lane. As you enter the home past the white picket fence you are greeted with lovely cottage gardens, verandah fretwork, and inside there are high ceilings, decorative cornice, and polished timber floors throughout the hallway and living area. Three generous sized bedrooms all with built in robes with the third bedroom featuring a study nook/retreat. The open plan living area has gas heating and reverse cycle heating/cooling for year round comfort, whilst the modern kitchen boasts gas cooking, dishwasher, and good storage. at the rear of the property is the bathroom with laundry leading to the rear patio area and single carport which could easily be converted to a lock up garage. The 2 part backyard with good fencing features a large shed which has twin roller doors and is currently leased separately at \$50 p/w and accessed via the sealed rear lane. The house is currently leased at \$290 p/w providing a healthy combined income for the savvy investor and would make an ideal investment, or great first home. Contact the agent to arrange an inspection.