

**9 Circa Way, Ararat, Vic 3377**



**Sold House**

Friday, 8 September 2023

9 Circa Way, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 336 m2**

**Type: House**



Brad Jensen  
0353521400

**\$440,000**

Absolutely jam packed with features this home represents fantastic value! Situated in a new estate this property makes an ideal family home or even better long-term investment. The main central living area is the absolute hub of the house & shares itself with the spacious and open plan kitchen and meals area. The kitchen features ample bench and cupboard space, quality stainless steel gas cooktop and electric oven, quality cabinetry and a large pantry. There are 3 generous sized bedrooms, the main features a WIR and ensuite while the remaining bedrooms each feature BIRs, the second living area located at the front of the home could easily convert to the 4th bedroom. The generous sized bathroom is perfect for the busy family lifestyle. There is also the added bonus of ducted heating and throughout the home. Externally you will find a neat & low maintenance yard with secure fencing, the single oversized garage provides car accommodation and room for storage. Call the agent today for more information.