

**9 McLellan Street, Ararat, Vic 3377**



**Sold House**

Friday, 1 March 2024

9 McLellan Street, Ararat, Vic 3377

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1240 m2**

**Type: House**



Aidan Moar  
0353521537

**\$300,000**

Nestled in a prime location just moments away from both the train station and the bustling CBD, this charming 2 bedroom home offers not only convenience but also comfort and space. Situated on a generously sized 1240m<sup>2</sup> block, this property presents an ideal opportunity for those seeking a spacious allotment in the heart of town. The home boasts two well-appointed bedrooms, and a spacious bathroom conveniently located adjacent to the bedrooms. The heart of the home is the spacious open-plan living zone, with a well-maintained kitchen that offers electric cooking, ample storage and counter space. A versatile living area provides plenty of space for a dining area. Set on a generous block of land with access from the rear available, this property offers plenty of room for outdoor activities, gardening, or even future expansion. Just a stone's throw away from Ararat's CBD, train station and hospital and Alexandra Gardens precinct, this property is ideal for first home buyers, investors looking for low maintenance. Contact the listing agent today to book your inspection!