

**9 Thomas Street, Ararat, Vic 3377**



**House For Sale**

Thursday, 14 December 2023

9 Thomas Street, Ararat, Vic 3377

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 580 m2**

**Type: House**



Adam Walker  
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**\$340,000**

Step into a beautifully presented, fully renovated home that exudes modern elegance. This property is a gem, featuring a spacious and modern open-plan living area with a convenient R/C split-system for year-round comfort. The contemporary galley kitchen is equipped with a gas cooktop, making it a delight for cooking enthusiasts. Two generously sized bedrooms with built-in robes provide comfort and style. The home boasts a renovated accessible bathroom, and the entire home has modern paint, flooring, and window coverings. One of the standout features of this property is the huge 12m x 6m double garage/workshop, complete with remote roller doors and a lined office/studio, offering endless possibilities for creative endeavors or a home-based office. Situated on a low-maintenance corner block spanning 580 sq.m, this residence includes a carport, greenhouse, solar system, and two water tanks, ensuring sustainable and eco-friendly living. With ramp access to the rear of the home, accessibility is a key feature. This is an ideal property for professionals, retirees, or investors can expect a rental income ranging from \$330 to \$350 per week. Conveniently located across the road from Ararat North Primary School and a short drive to the Ararat Early Learning Centre and CBD, this property offers both convenience and comfort. Don't miss the chance to make this meticulously maintained home-contact us today for a viewing!