

# 9 Vanstan Street, Ararat, Vic 3377



## House For Sale

Wednesday, 22 November 2023

9 Vanstan Street, Ararat, Vic 3377

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 666 m2**

**Type: House**



Michael Fratin

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**\$310,000 - \$325,000**

This two bedroom cedar home is located in an elevated west end position and conveniently located just a short walk to Ararat West Primary School, Ararat College, supermarkets and CBD shopping and cafe's. Set amongst established native gardens giving the home a sense of privacy, the open plan design features lovely timber lined raked truss ceilings and polished timber hardwood flooring throughout. As you enter the home you will appreciate the light filled rooms, the kitchen has good storage and bench space with electric cooking while the versatile floor plan offers multiple options for dining and the living area has both gas heating and reverse cycle split system heating/cooling. Both bedrooms offer built in robes while the central bathroom caters for the growing family, with bath, shower, vanity & toilet. Outside has a single carport, garden shed, cosy undercover deck, open pergola area, and established garden. This is a great opportunity to invest in a well regarded area with the opportunity to either live in or lease out.