

**99 Banfield Street, Ararat, Vic 3377**



**Sold House**

Friday, 23 February 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



Brad Jensen  
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**\$390,000**

Set in the popular west end, this quality-built home is ready for a new family to create its own memories, as it has done for its current family for more than 60 years. Designed and built by the current owner, this special home has been meticulously cared for and maintained. Every inch of this practical layout has been carefully thought through to maximise family living. Upon entering you will step straight into a comfortable living & formal dining area, which showcases combustion wood heating, s/s heating/cooling in addition to gas heating. The kitchen is fitted with quality appliances including a dishwasher and very many cupboards! The open plan kitchen & dining areas have been strategically designed as a central point for family to gather. Both bedrooms are generous in size, with the second featuring BIRs while the large master is filled with natural light, complete with s/s heating/cooling. The contemporary main bathroom is a good size, located close to both bedrooms. The laundry also offers good storage space and access to the second toilet. Outside is not short of impressive. The rear yard has secure fencing, perfect for the kids & pets to run free. A highly sought after inclusion is the 11.9m x 6m (approx.) combined sheds and a 7.1 x 4.3 (approx.) car & caravan port. Recently painted outside there is nothing left to do but to move in! Set on a 1012m<sup>2</sup> (approx.) corner allotment, there is so much on offer with Chalambar Golf Club, Richardson Oval & Ararat West Primary School, all within walking distance, & Ararat Community College not too far away. Don't delay to inspect this excellent home. Contact the agent today!