

99 George Road, Ararat, Vic 3377



House For Sale

Saturday, 13 April 2024

99 George Road, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1204 m2

Type: House



Brad Jensen
0353521400

\$475,000 - \$495,000

Perfectly located only a short distance to the CBD, lies this three bedroom recently renovated weatherboard home, ideal for first home buyers, families, or the savvy developer. The property sits on a large 1204m² approx. allotment providing the perfect potential for subdivision & development (STCA). Through the front door you are welcomed into the open plan kitchen, living, and dining area, creating a spacious & aesthetic flow through the home. The kitchen features ample storage, stainless steel appliances, gas cooking and an island bench. The lounge is roomy & fitted with both a split system and gas heater to ensure comfort is maintained year-round. All three bedrooms are of good size, well-lit, and offer BIR's & ceiling fans, all conveniently positioned opposite the family bathroom which is fitted with a shower over bath to maximise space. The separate laundry is located off the second living area and provides ample cupboard storage. The second living space holds endless possibilities, kids' playroom, home gym or a home office, all are conveniently supported with a built-in large storage cupboard, ceiling fan, providing an attractive flow directly outside into the enclosed outdoor entertaining area. The outdoor alfresco area is enclosed and fitted with a ceiling fan, making hosting right through the warmer months a breeze. Outside infrastructure is taken care of with a large double carport, garden shed and secure dog run. The back of the property is a blank canvas ready for potential subdivision and development (STCA), or your dream shed/mancave. Closely positioned near the Ararat West Primary School, Jack & Jill Kindergarten and a bus stop right near, this home will not last long. Do not hesitate to contact the agent today for more information.