

# 1 McLellan Street, Ararat, Vic 3377



## House For Sale

Saturday, 29 June 2024

1 McLellan Street, Ararat, Vic 3377

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 687 m2

Type: House



Matt Jerram  
0428028182

**\$215,000 - \$230,000**

If you have been looking for a renovation project or development opportunity to tackle head on, look no further than this approx. 687m2 allotment set in a central locale. Enjoy being just a short walk from Ararat's radiant CBD, the beautiful Alexandra Gardens precinct, Train Station, hospital, primary & secondary schools & the bonus of a sporting reserve with playground nearby. Inside features of this home include 2 bedrooms both with BIRs, a spacious living area with gas heating, evaporative cooling & ceiling fan. The kitchen area is equipped with plenty of storage & gas cooking & bathroom features a shower over spa bath. The hallway features an abundance of storage & leads into a 2nd living, rumpus or a potential 3rd bedroom, fitted with a gas heater & reverse cycle cooling. The laundry located off the courtyard includes a shower & separate second toilet. If you have the desire to take on a renovation project or development opportunity, contact the agent today.