

32 Smith Street, Ararat, Vic 3377



House For Sale

Thursday, 11 July 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 640 m2

Type: House

\$285,000

Attention investors and first home buyers: this neat weatherboard home offers an affordable entry into the property market, priced well below the median house price. For investors, this property promises attractive returns of \$300-\$320 per week in Ararat's booming rental market. The home is designed for low maintenance living, with recent exterior painting, sturdy concrete stumps, and durable aluminum windows. Inside, the kitchen is equipped with a modern gas stove, providing all the essentials for home-cooked meals. The bathroom features a shower over the bath, and there is a separate toilet for added convenience. Situated on a low maintenance 640 sq.m block, the property includes a covered verandah, perfect for summer BBQs and outdoor entertaining. A 6m x 3.7m garage offers ample storage or workshop space. Additional features include a solar system to reduce energy costs, as well as fruit trees and a veggie patch for those who enjoy gardening. This property combines affordability with practicality, making it an ideal choice for first home buyers looking to enter the market or investors seeking solid rental returns in a thriving community.