

**4 Clay Street, Ararat, Vic 3377**



**House For Sale**

Saturday, 29 June 2024

4 Clay Street, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 845 m2**

**Type: House**



Aidan Moar  
0353521537

**\$280,000 - \$300,000**

Nestled in a coveted location just a leisurely stroll from the bustling heart of Ararat, this charming residence offers a blend of comfort, convenience, and potential for personalization. Its prime location ensures easy access to local shops, and all the amenities that make Ararat a desirable place to live. Step inside to discover a versatile layout. The home welcomes you with a spacious living room, and a good sized kitchen and dining area that boasts ample cupboard and bench space, complemented by gas cooking. The residence further accommodates three generously sized bedrooms, each offering ample space and natural light and a well-appointed bathroom completes the interior layout. Outside, the property spans an easy-care 845m<sup>2</sup> approx. allotment, offering plenty of room for outdoor activities, potential garden enhancements, or additional structures STCA as desired. A highlight is the large double garage accessible via a rear lane, providing secure parking for vehicles and ample space for a workshop or storage shed, catering to both practical needs and hobbyist pursuits. This residence presents a rare opportunity to move straight in and immediately enjoy its comfortable living spaces while also offering the flexibility to add personal touches and enhancements over time. Whether you envision creating a serene outdoor retreat, expanding living areas, or upgrading existing features, the property offers a wealth of options to tailor the space to your lifestyle and preferences. Located in the heart of Ararat's West End, residents benefit from the convenience of nearby shops, cafes, schools, and essential services, all within easy reach. The neighbourhood's vibrant atmosphere and community spirit ensure a welcoming environment for families, professionals, and retirees alike. For more information or to schedule a private viewing of this property, please contact Aidan Moar on 0458 579 328 Discover the possibilities awaiting you in this prime Ararat location.