

4 Vincent Street, Ararat, Vic 3377



House For Sale

Wednesday, 10 July 2024

4 Vincent Street, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 2

Area: 1000 m2

Type: House

\$459,000

Investor developers take note: this prime property offers immense potential. Set on a substantial 1000 sq.m block with rear lane access, this parcel comes with a planning permit for a 2-lot subdivision, providing lucrative development opportunities. Currently yielding returns of \$450 per week, this renovated, charming Victorian-style home sits on approximately 1,000 sq.m and boasts a large backyard. Ideally located close to the main shopping strip, local schools, and parks, this property ensures convenience and accessibility. The home features 3 bedrooms, each equipped with reverse-cycle units for year-round comfort. The main bedroom includes an ensuite, while a small laundry area leads to the main bathroom. The open-plan kitchen, equipped with a dishwasher and a 900mm gas cooktop, offers ample bench space, flowing seamlessly into the dining area and living room, which also has a reverse-cycle heating/cooling system. Additionally, there is a versatile space that can serve as a playroom or small home office. The living area extends to a large covered deck, perfect for year-round entertaining, overlooking a spacious and well-maintained garden. This property's substantial backyard offers enormous potential for future development, making it an attractive option for investor developers. Seize this opportunity to invest in a property with existing income and significant development potential in a desirable location.