

40 Grano Street, Ararat, Vic 3377



House For Sale

Thursday, 11 July 2024

40 Grano Street, Ararat, Vic 3377

Bedrooms: 3

Bathrooms: 1

Parkings: 14

Area: 2859 m2

Type: House



Aidan Moar
0353521537

\$410,000 - \$430,000

The opportunities here are boundless! Nestled on a sprawling 2859m² approx. allotment with dual driveway access, this property offers unparalleled versatility and potential. Whether you're a home tradesman seeking the perfect workshop space or an investor eyeing a fantastic subdivision opportunity (STCA), this property has everything you need and more. Step inside to discover an updated kitchen, featuring gas cooking, ample cupboard and bench space, and a separate dining area. Adjacent to the dining area is a cosy lounge equipped with gas heating. The second living area is generously sized, offering a flexible space that can be adapted to suit your lifestyle needs, whether it's a family room or home office. Throughout the home, you'll find new carpet and flooring, adding a fresh and modern touch to every room. The home comprises three bedrooms, two of which include built-in robes, providing ample storage and a neat, organized look. The tastefully renovated bathroom combines modern fixtures with a touch of character. The excitement doesn't stop there! The exterior of the property is equally impressive, with an abundance of shedding providing ample storage for tools, equipment, or even a boat or caravan. The expansive yard is a paradise for children, offering endless space for them to run, play, and explore. Imagine the joy of growing your own fruit and vegetables in the fertile garden beds, creating a sustainable lifestyle right at your doorstep. This property is truly a canvas waiting for your personal touch, offering limitless possibilities to create the perfect living environment for you and your family. This is a rare and exceptional opportunity that you don't want to miss. With so much on offer, it's bound to attract significant interest, so don't delay. The future you've been dreaming of starts here – make it a reality today! Contact the listing agent today!