

**100 Banfield St, Ararat, VIC, 3377**



**House For Sale**

Monday, 18 November 2024

100 Banfield St, Ararat, VIC, 3377

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

## **Attention all Investors!**

Sale By Fixed Date - Wednesday 11th December , 2024 @ 12pm (Unless Sold Prior). Indicative Buyer Range \$250,000. We have an exciting opportunity for you-a large 394 sq.m low maintenance block located in a highly sought-after West end location and a short drive to the CBD. This property is ideally situated only 3-4 blocks away from Ararat West Primary School and offers semi-rural views towards One Tree Hill.

Currently, the property is occupied by a long standing renter paying \$250 p/w. This provides an immediate rental income for the prospective buyer, cladded exterior for low maintenance for worry free investing.

Inside, the house comprises two bedrooms, with an additional smaller third bedroom or study / sunroom at the rear. The spacious lounge area is equipped with a split system and ceiling fan for comfort. The kitchen offers an electric cooktop and oven, along with space for dining. The bathroom features a shower and vanity.

This is a unique and affordable chance to either enter the real estate market or enhance your existing portfolio. Don't miss out on this opportunity-act now!