

**21 Timmins Street, Ararat, Vic 3377**



**House For Sale**

Wednesday, 8 January 2025

21 Timmins Street, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 684 m2**

**Type: House**



Matt Jerram  
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**\$285,000**

Discover 21 Timmins Street. Nestled on a generous 684m<sup>2</sup> allotment in a quiet cul-de-sac of Ararat. This property features three good sized bedrooms and a well-appointed bathroom, complete with a shower over a relaxing spa bath. Recently painted throughout and fitted with new blinds, the kitchen boasts gas cooking, and the dining area is spacious overlooking the backyard, while the split system in the living room ensures year-round comfort. Enjoy the convenience of a separate laundry off the dining room, along with a single carport. The secure, low-maintenance backyard is ideal for kids and pets, located directly next door to a community playground and close to Ararat North Primary School. With public transport nearby and a short drive to Ararat CBD and other amenities, this property is not only perfect for first home buyers but also a promising investment opportunity, currently leased for \$310 per week until March 2025. Don't miss out on this fantastic opportunity, contact the listing agent today to book your inspection.