

**3 Ellerker Ave, Ararat, Vic 3377**



**House For Sale**

Thursday, 9 January 2025

3 Ellerker Ave, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 781 m2**

**Type: House**



Brad Jensen  
0353521400



Matt Jerram  
0428028182

**\$400,000 - \$420,000**

Set on an attractive approx. 781m<sup>2</sup> allotment & showcasing an abundance of space, both inside and out, this brick veneer home in a sought after Ararat West location is a fantastic package, certainly worth inspecting! Offering 3 large bedrooms all featuring wall to wall BIRs. The kitchen is a generous size & overlooks the large main living area, with the formal dining area/home office being close by with the added bonus of a large 2nd living area which is a fantastic area for the family to gather. The main bathroom has recently been renovated with new bath, shower, vanity & toilet and there are new curtains and carpet in the main living areas. Outside you will be pleased by the usable space available, the double carport provides undercover access to the front of the house, and the rear yard has secure fencing & a grassed area for the kids & pets to run free. Located in a quiet street this home is a must to inspect for families, retirees and investors. Contact the agent today!