

35 Benbow St, Ararat, VIC, 3377



House For Sale

Saturday, 30 November 2024

35 Benbow St, Ararat, VIC, 3377

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Prime Inner City Location!

Sale By Fixed Date - Monday 23rd December, 2024 at 12pm.

Charming California Bungalow with Prime Inner-City Location

Discover the timeless appeal of this classic California Bungalow, ideally located just one block from Main Street shopping and near local schools. Perfectly suited for renovation, development, or as a character-filled home for owner-occupiers and investors alike, this property exudes the charm of a bygone era.

Step inside to find French doors, stunning leadlight windows, soaring ceilings, and period features such as timber fireplace surrounds, dado rails, and elegant doors. The spacious lounge is equipped with gas heating and a split system, while a separate dining room also features a gas heater. With three generously sized bedrooms, a shady front verandah offering elevated views, and a sunroom overlooking a sizable north-facing backyard, this home effortlessly blends charm and practicality.

The backyard boasts new steel Colorbond fencing, established gardens, a carport, garden shed, and convenient lane access. Proven as a reliable rental property, currently returning \$350 per week, it also offers vacant possession from February 2025 for those looking to move in. The large 760 sq.m has rear lane access for future development potential (STCA).

This property is your gateway to inner-city living with character, comfort, and exciting potential. Don't miss the opportunity to make it yours!

IBR: \$275,000 - \$295,000

Please note Photo ID is required for all inspections.