

# 7 Gossip Avenue, Ararat, Vic 3377



## House For Sale

Tuesday, 14 January 2025

7 Gossip Avenue, Ararat, Vic 3377

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 592 m2**

**Type: House**



Michael Fratin

**\$450,000**

Well positioned low maintenance home or investment Situated in a prime central location, ideally positioned just a stones throw to Ararat College, and the lively Ararat CBD. This low-maintenance modern brick veneer home combines comfort and convenience, making it perfect for those who desire a tranquil lifestyle with easy access to local amenities. The home features comfortable living spaces that ensure year-round comfort with split-system heating and cooling in the lounge room, along with additional gas heating for those cooler days. Stylish vinyl plank flooring and high-quality carpets throughout create a modern and cozy atmosphere, while downlights brighten the living areas, and all three bedrooms offer built in robes. The functional kitchen is compact yet efficient, equipped with a dishwasher and electric cooking appliances that make meal preparation effortless. The well-appointed bathroom is centrally located and caters for the entire family, featuring a shower, vanity, and bath. Outdoor features enhance the appeal of this residence, with a low-maintenance yard that allows you to spend more time enjoying leisure activities rather than gardening. Established garden beds provide a touch of greenery without the hassle. The property also includes a colorbond shed with power and roller door with rear access, while a single carport ensures ample storage and parking options. For added security and privacy, the rear yard is securely fenced, and external security blinds are fitted to the front windows. This delightful home is low maintenance, presents in terrific condition with a current lease in place to an excellent tenant at \$400 per week. Don't miss your chance to make this charming property your own; contact us today for more information or to arrange a viewing.