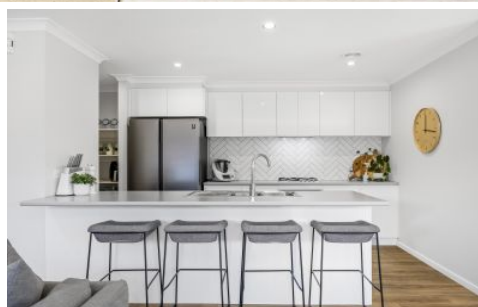


Ararat

B



### 233 Western Highway Ararat VIC

4 2 2

Welcome to this exquisite family home, where modern comfort seamlessly blends with stylish design. This stunning brick house, built just 18 months ago by Hotondo Homes, is a true gem located in the sought-after Evans Park Estate in Ararat. Nestled in a fantastic neighbourhood, this property offers convenient proximity to a range of amenities, including schools, parks, and Ararat's CBD, providing the perfect balance of tranquillity and accessibility.

As you step inside, you'll be greeted by a thoughtfully designed living space that features 4 bedrooms and 2 living areas. The heart of the home showcases a well-appointed kitchen with sleek cabinetry, Omega appliances, a walk-in pantry, and ample bench space. The open-plan layout seamlessly integrates the living, dining, and kitchen areas,

**Price** : \$595,000 - \$625,000

**Land Size** : 693 sqm

**View** : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8035686>



**Aidan Moar**  
03 53521537  
0458 579 328

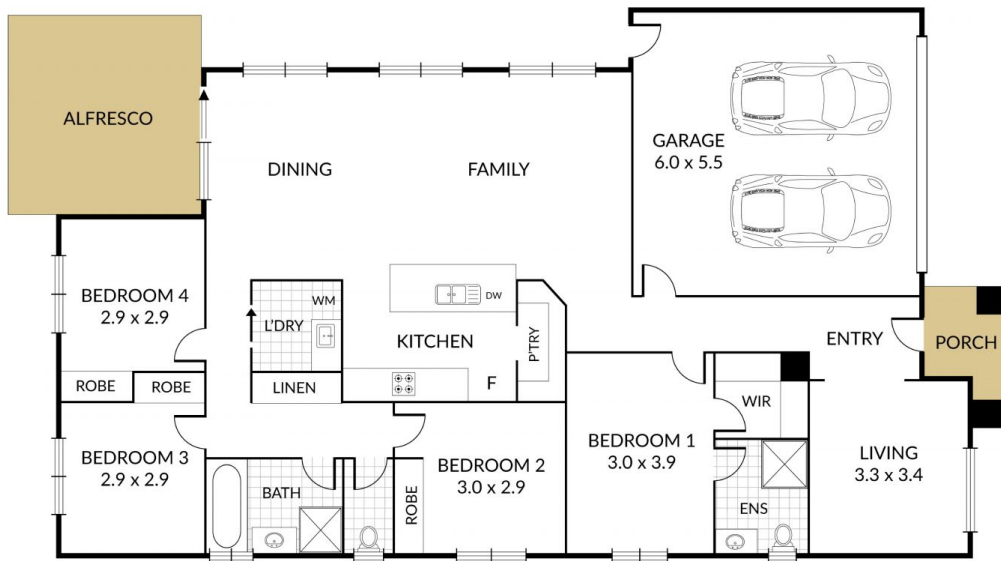
Internal 186m<sup>2</sup> External 20m<sup>2</sup> Total 206m<sup>2</sup>

233 Western Highway, Ararat



NORTH

4 x 2 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.