



### 16 Kennel Road Ararat VIC

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Set on approximately 2.5 acres, this lifestyle property on the edge of town, just minutes from Ararat's CBD, is the perfect retreat you've been searching for! The home features 3 spacious bedrooms with built-in robes, including a master bedroom with an ensuite that offers a shower and separate spa bath. The well-appointed kitchen boasts quality stainless steel appliances, including a SMEG gas cooktop, SMEG wall oven, dishwasher, and an inbuilt microwave. The dining area is generously sized and opens to the spacious lounge, creating a welcoming living space.

With quality Victorian hardwood floors throughout, the home has been meticulously maintained by its owners. The family bathroom, featuring a bath and separate shower, is conveniently located near the remaining bedrooms. The study is well-sized with built-in shelves and NBN

**Price** : \$775,000

**Land Size** : 10117.1 sqm

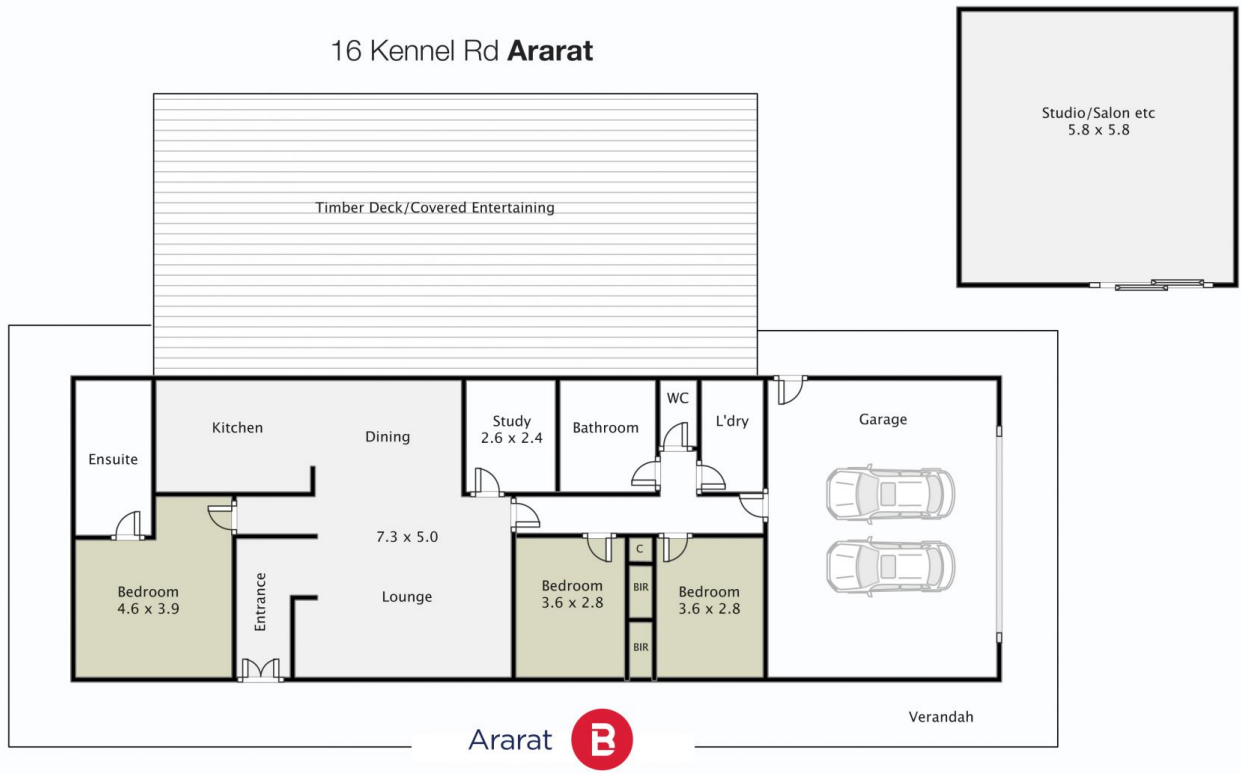
**View** : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8035759>



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16 Kennel Rd **Ararat**

(Not in Position)



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ararat Ballarat Real Estate.