



### 61 Rundell Street Ararat VIC

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Conveniently situated just one block from schools and within easy walking distance of all amenities, this charming property offers ample comfort and functionality.

Boasting three bedrooms, two equipped with built-in robes, the home features a spacious updated kitchen with abundant cupboard space, electric cooking and a dishwasher. The family living room is enhanced with gas heating and a split system for heating and cooling, ensuring year-round comfort. Recently upgraded with new carpet throughout, this property is ready to move into. A standout feature is the expansive additional living or rumpus area, flooded with natural light from large windows and equipped with heating and cooling systems. The neatly appointed bathroom offers a shower over bath and vanity, maintaining the home's cohesive style.

**Price** : \$340,000 - \$360,000

**Land Size** : 973 sqm

**View** : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8055627>



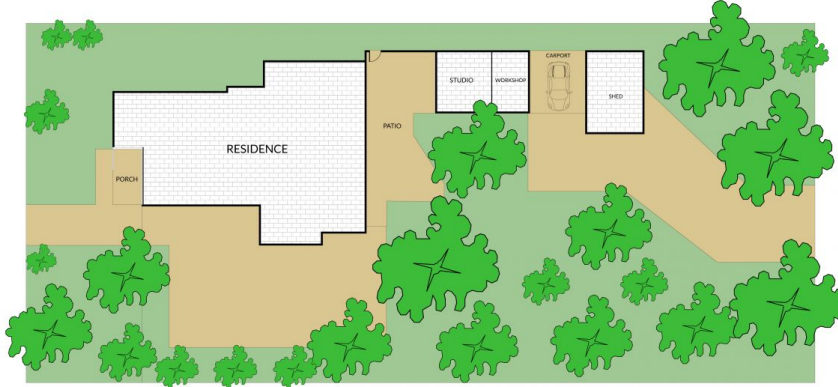
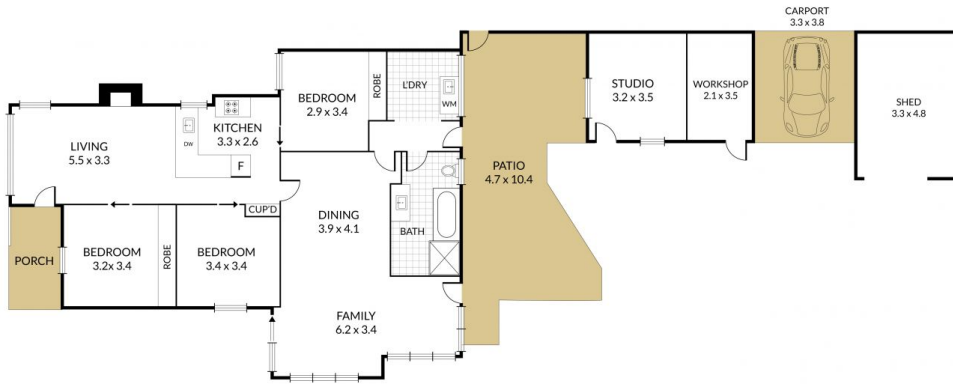
**Aidan Moar**  
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Internal 131m<sup>2</sup> External 832m<sup>2</sup> Land Size 963m<sup>2</sup>

61 Rundell Street, **Ararat** 

3 x  1 x  1 x 

NORTH



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