



40 Grano Street Ararat VIC

3 1 14

The opportunities here are boundless! Nestled on a sprawling 2859m2 approx. allotment with dual driveway access, this property offers unparalleled versatility and potential. Whether you're a home tradesman seeking the perfect workshop space or an investor eyeing a fantastic subdivision opportunity (STCA), this property has everything you need and more.

Step inside to discover an updated kitchen, featuring gas cooking, ample cupboard and bench space, and a separate dining area. Adjacent to the dining area is a cosy lounge equipped with gas heating. The second living area is generously sized, offering a flexible space that can be adapted to suit your lifestyle needs, whether it's a family room or home office. Throughout the home, you'll find new carpet and flooring, adding a fresh and modern touch to

Price : \$395,000
Land Size : 2859 sqm
View : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8069142>



Aidan Moar
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Internal 113m² External 2746m² Land Size 2859m²

40 Grano Street, **Ararat** 

3 x  1 x  5 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.