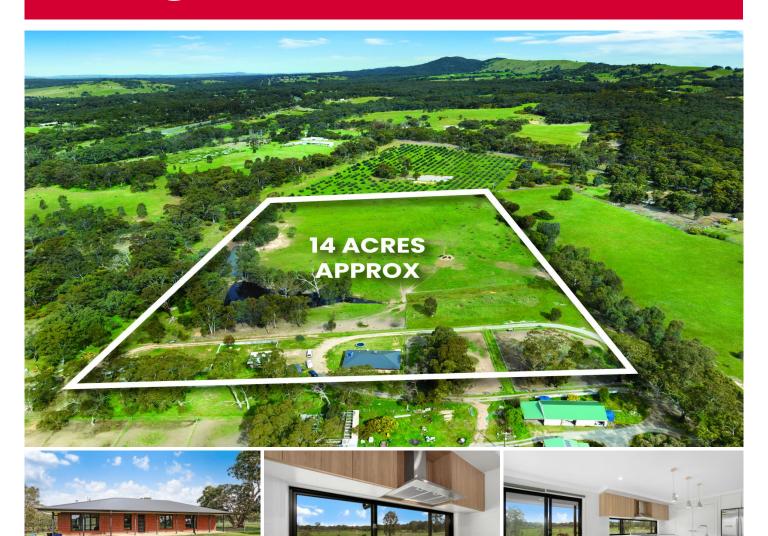
Ararat B



37 Yellow Box Lane Armstrong VIC

Set on approximately 14 acres, this newly built brick veneer home offers a fantastic lifestyle opportunity. Just over a year old, the house features quality finishes and stunning views. The open-plan living area includes a spacious lounge with split system and wood heating, while the kitchen has ample bench and cupboard space, a dishwasher, pantry, and breakfast bar. The home has four generously sized bedrooms, including a master with a walk-in robe, ensuite, and split system. There's also evaporative cooling throughout.

Outside, the property is ideal for horses, with well-fenced paddocks, two dams, and assorted shedding with concrete flooring. Located just off the Western Highway, it's approximately 10 minutes from Ararat, 20 minutes from Stawell, and close to the Grampians National Park. This

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Land Size: 14 Acres

View : https://www.araratballaratrealestate.com.au/lease/vic/grampians/armstrong/residential/h

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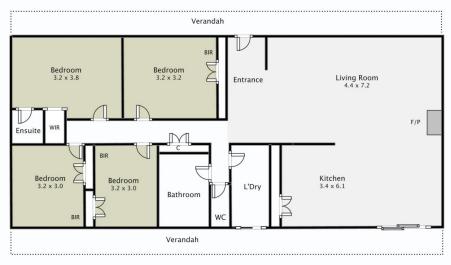


Sharna Wilson 03 53521537



Tessa O'Callaghan 5352 1537

37 Yellowbox Lane **Armstrong**





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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.