



### 14 Bonnin Avenue Ararat VIC

3 1 1

Ideally located on a peaceful street just minutes from the CBD, this charming, low-maintenance 3-bedroom home is perfect for first-time buyers or investors looking for a solid rental return, currently estimated at \$340 per week. The property has been thoughtfully updated, boasting fresh internal paint, new carpets, and modern window furnishings, ensuring it's move-in ready.

As you step inside, you'll find a cozy lounge that serves as a perfect retreat, featuring a gas fireplace, gas heating, and refrigerated air conditioning to keep you comfortable year-round. The light-filled kitchen is well-appointed with a gas stove, plenty of cupboard space, and room for a dining table, making it ideal for everyday living and casual meals.

The three generously sized bedrooms are serviced by a

**Price** : \$300,000 - \$320,000

**View** : <https://www.araratballaratrealestate.com.au/sale/vic/grampians/ararat/residential/house/8132399>

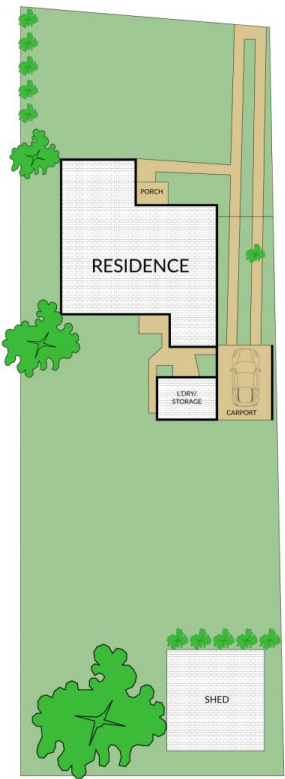
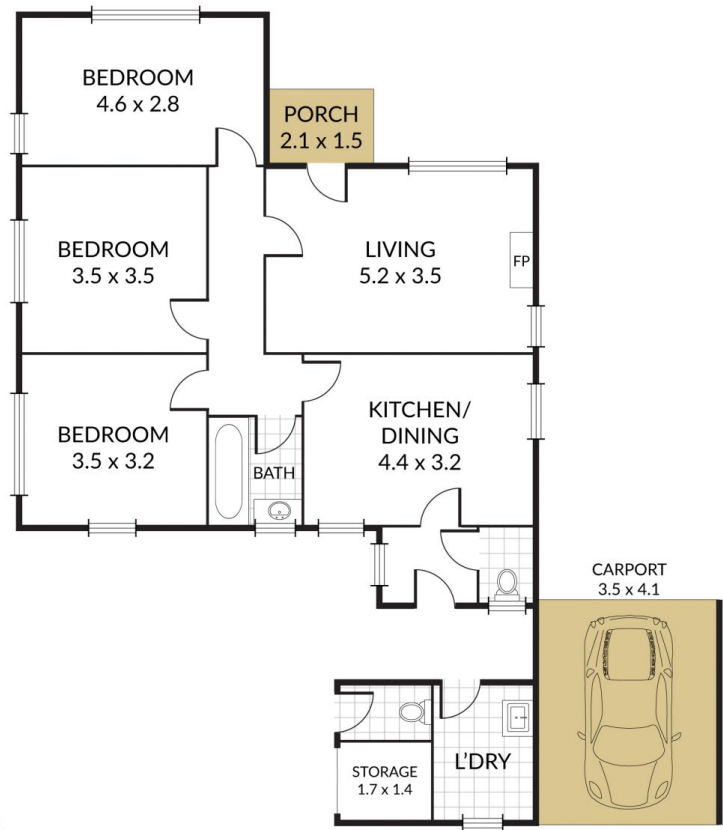


**Aidan Moar**  
03 53521537  
0458 579 328

Internal 104m<sup>2</sup> External 706m<sup>2</sup> Land Size 810m<sup>2</sup>

3 x  1 x  1 x 

14 Bonnin Avenue, **Ararat**   
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.