



### 46 Blake Street Ararat VIC

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This charming and affordable two-bedroom home offers an excellent opportunity for first home buyers or investors, with an attractive rental return of approximately \$350 per week. Set in a quiet street in Ararat, this property is sure to impress with its blend of comfort, convenience, and space.

Inside, the open-plan living area creates a welcoming atmosphere, with the kitchen offering ample storage and a gas cooktop. The cosy lounge is perfect for year-round living, featuring gas heating and ducted cooling to ensure comfort in every season. Both bedrooms are generously sized and conveniently positioned near the neat and tidy bathroom, which includes a shower and vanity, with a separate toilet for added convenience.

Stepping outside, you'll find an undercover porch area,

**Price** : \$295,000 - \$315,000  
**Land Size** : 746 sqm  
**View** : <https://www.araratballaratrealstate.com.au/sale/vic/grampians/ararat/residential/house/8168100>



**Aidan Moar**  
**03 53521537**  
**0458 579 328**