

# 12 Cygnet Court, Lara, Vic 3212

## House For Sale

Tuesday, 19 March 2024



12 Cygnet Court, Lara, Vic 3212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 525 m2**

**Type: House**



Dylan Taggart  
0400060050



Kade Camilleri  
0403685315

**\$699,000-\$759,000**

Considered design, timeless style and quality finishes throughout come together to offer stylish contemporary living in a low-maintenance setting. Set in a quiet cul de sac, a short stroll from the local playground, reserve, walking and bike trails, 5 minutes (approx.) from all the shopping, cafes and amenities of the town centre, moments from local primary and secondary schools, sporting facilities, Lara Station, and with easy access to Geelong CBD and Melbourne, this idyllic location offers peaceful community living with fantastic accessibility to city convenience. Immaculately presented, neatly maintained gardens and a classic contemporary façade offer a welcoming appeal on arrival. Off the entry, double doors lead to a luxurious master suite with walk-in robes and an elegantly presented ensuite with double vanity, stone benchtop, spacious shower and quality fittings. Two further bedrooms are separately zone, one with walk-in robes, the third bedroom offering a versatile space that can also be used as a home office. The main bathroom is presented in modern finishes with freestanding bath and a separate wc for excellent functionality. The heart of the home consists of an inviting open plan living area with north facing glass sliders and highlight windows allowing natural light to flow throughout. The stunning kitchen features stone benchtops, sleek modern cabinetry, stainless steel appliances including 900mm oven, gas cooktop, dishwasher, glass splashback, large walk-in pantry, breakfast bar seating and elegant pendant lighting. Positioned to overlook the dining area and alfresco, this is the perfect layout for those who love to entertain. The floorplan flows effortlessly through to a spacious second living area, which offers a quiet space to retreat. Central heating plus split system heating and cooling take care of your modern comforts all year round. Outside, the large undercover alfresco allows ample space for dining and lounging zones, providing a private and secluded space to relax, or wine and dine outdoors. Established gardens are designed for low-maintenance upkeep, with a secure lawn area in the side yard for the kids or pets to play. The double garage includes direct internal entry for convenient access to the home, and a garden shed offers outdoor storage provisions. Representing outstanding value, this is an exceptional opportunity to secure an established modern home in a wonderful lifestyle location, with nothing left to do but move in and enjoy!