

12 Martain Avenue, Lara, Vic 3212

GARTLAND

Sold House

Monday, 4 December 2023

12 Martain Avenue, Lara, Vic 3212

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1186 m2

Type: House



Will Ainsworth
0438299001



Rocco Simunic
0401633277

\$1,221,262

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Will immediately to avoid missing out. Occupying approx. 1186m², this bespoke family residence is the epitome of contemporary elegance. You'll be amazed the moment you step inside, with the light-filled entrance showcasing soaring ceilings and statement pendant lighting. Polished concrete floors (with hydronic slab heating both upstairs and downstairs) enhance the light-filled interiors, with high-end fittings and fixtures showcased throughout. The theatre room invites you to enjoy cinema luxury whenever you please, while the open plan living/dining/kitchen zone creates a wealth of space for the whole family to enjoy. You'll love that picture windows capture the surrounding gardens, with a gas log fireplace creating a cosy ambience during the cooler months. This stunning living zone opens onto the covered entertaining deck, which provides the ultimate setting for hosting loved ones. So why not cook up a storm in the luxe outdoor kitchen? Or relax around the firepit zone as the kids play in the huge backyard? Gorgeous gardens surround the firepit zone, with the herb garden perfectly positioned within arm's reach of the pizza oven. The kitchen is luxuriously appointed with stone benchtops, a butler's pantry and an impressive island bench. Quality appliances include a semi-integrated Bosch dishwasher, Siemens double wall oven and a Bosch 6-burner gas cooktop. Upstairs, the main bedroom creates a heavenly retreat for parents with a private balcony overlooking the neighbouring parkland of the Kevin Hoffman walking trail. The walk-in robe is a dream come true, while the en suite showcases a double shower and freestanding tub. Three bedrooms with built-in robes and two bathrooms create a flexible layout over two levels. All three bathrooms exude style with timber benchtops and showers with floor-to-ceiling tiling. The study makes working from home a breeze, while the laundry completes the layout. Other features include hydronic heating, evaporative cooling, a split-system air conditioner, double-glazing, rainwater tanks, alarm system, and security cameras. Tradies will be impressed when they see the amount of parking this property offers. The remote double garage features internal access, while side vehicle access is ideal for boats, caravans and work vehicles. The rear work shed features a wood heater and its own security system. A carefree lifestyle awaits with the local walking trail, public transport and shopping centres a short stroll away. A variety of schools are close by for families, while easy access to the Lara Train Station and Ring Road keeps you connected to both Geelong and Melbourne. Potential rent return at \$750 - \$800 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.