

**13 Marimba Street, Lara, Vic 3212**

**House For Sale**

Wednesday, 29 November 2023



**13 Marimba Street, Lara, Vic 3212**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 617 m2**

**Type: House**



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**\$790,000- \$835,000**

This meticulously designed home offers a perfect blend of style and functionality. The Metricon-built property boasts a spacious 617m<sup>2</sup> block with side access, providing added convenience. The 4 bedrooms, including a master with a walk-in robe and ensuite, ensure ample space for the entire family. Entertain guests in the formal lounge or gather in the beautiful wrap-around kitchen featuring stone benches, a walk-in pantry, and sheer curtains that add a touch of luxury. The large alfresco area is perfect for outdoor dining and relaxation. With a double remote garage offering internal access, a shed/studio with barn doors at the rear, and a well-maintained grass yard, this home has all the features for a comfortable and stylish lifestyle.

**Key Features:**

- **Generous 617m<sup>2</sup> Block:** Enjoy ample space for relaxation and entertainment in your own private oasis.
- **Metricon Builder:** Crafted by the renowned Metricon, this home exemplifies quality craftsmanship and contemporary design.
- **4 Bedrooms:** A thoughtfully designed layout includes four bedrooms, providing ample space for the entire family.
- **High Ceilings:** Revel in the spaciousness created by high ceilings that enhance the sense of openness and luxury.
- **Ducted Gas Heating:** Stay cozy during the colder months with efficient ducted gas heating throughout the home.
- **Ducted Evaporative Cooling:** Experience year-round comfort with ducted evaporative cooling ensuring a pleasant atmosphere.
- **2 Bathrooms:** The main bathroom features a walk-in robe and ensuite, offering convenience and privacy.
- **Formal Lounge:** Unwind in the sophisticated formal lounge, perfect for quiet evenings or entertaining guests.
- **Beautiful Wrap-Around Kitchen:** The heart of the home boasts a stunning wrap-around kitchen with stone benches and a walk-in pantry.
- **Sheer Curtains:** Elegant sheer curtains add a touch of grace and softness to the interiors.
- **Large Alfresco:** Extend your living space outdoors with a spacious alfresco area, ideal for gatherings and relaxation.
- **Double Remote Garage with Internal Access:** Enjoy the convenience of a double remote garage with seamless internal access.
- **Shed/Studio with Barn Doors:** A versatile shed/studio with barn doors at the rear provides additional space for hobbies or storage.
- **Grass Yard:** The well-maintained grass yard offers a green retreat for outdoor activities and play.

This property seamlessly combines style, comfort, and functionality, presenting an unparalleled opportunity to elevate your lifestyle. Don't miss the chance to make this stunning residence your new home. Contact us today to arrange a private viewing and experience the allure of Manzeene Estate living. All stated dimensions and areas are approximate. Particulars herein are for information only and do not constitute representation by the Owner or Agent