

**14 Clayton Street, Lara, Vic 3212**



**Residential Land For Sale**

Wednesday, 24 April 2024

14 Clayton Street, Lara, Vic 3212

Area: 523 m2

Type: Residential Land



Nathan Loutit  
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**\$400,000-\$420,000**

A great opportunity has arisen for those seeking to build their dream home. This is a 523m<sup>2</sup> south facing block in the picturesque Lara Lakes Estate! The estate is quickly becoming a sought-after location as the homes that have been completed and those under construction, are providing a glimpse of what is to come. That is, an area designed around beautiful open wetlands, a big playground with open grasslands and beautiful homes capturing the peaceful outlook. There is no doubt that the developer (Bisinella) has taken real pride in the design and execution of the estate and the homes being constructed match the same level of quality of the estate. With only 2 empty blocks remaining, Clayton Street has minimal new homes to be built meaning that you can live in a street with very little construction activity. This allows the street and the nature strips to come to life quickly, as people settle into their homes, rather than being on a street with trucks and construction activity for months/years to come. The new playground and wetland area is now complete and is only a very short walk away, not to mention the easy exit on to Windermere Road that gets you to the freeway entrance and Avalon Airport in approximately 10 minutes. The Lara Lakes Estate is located in the west of Lara within the well documented Lara West Precinct Structure Plan, and is set to include: - Spacious parklands- Scenic waterways - Natural play spaces - 6.7ha of open space with extensive walking trails- Two playgrounds, including one in the Linear Reserve.- Future Primary School and Community Centre

With the incredible amount of amenity and infrastructure to come, living in this area will be highly sought after and on top of that, purchase with confidence knowing that your property will perform very well as Lara and the Lara West Precinct Structure Plan comes to life. Contact Nathan Loutit today for more information about why this allotment is a standout from the rest and what the possibilities are from a build perspective!