

**2/36 Curletts Road, Lara, Vic 3212**



**Sold Unit**

Monday, 14 August 2023

2/36 Curletts Road, Lara, Vic 3212

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

**\$520,000**

Situated in the suburb of Lara, Victoria, this property is located at 2/36 Curletts Road. Lara is a rapidly growing residential area known for its peaceful atmosphere and proximity to various amenities. This particular property offers an excellent opportunity for those seeking comfort and convenience.

**Location:** The property is conveniently located on Curletts Road, Lara demands attention with schools, shopping centres, sporting reserves, The Kevin Hoffman walk along Hovells Creek, Lara Train Station all within just minutes, and the You Yongs just a short drive. Positioned in a quiet, established neighbourhood, this property offers peace, privacy, and very low maintenance for the downsizer, first home buyer or wise investor. Within walking distance to Lara Centreway shopping strip filled with cafes, grocery and so much more this is the perfect location to call home!

**Design and Layout:** This property is part of a well-designed residential complex. It is a single-level unit, offering a low-maintenance lifestyle suitable for individuals, couples, investors or small families. The layout is thoughtfully planned to maximize space utilization.

**Bedrooms:** The property comprises three spacious bedrooms all with new carpet, providing comfortable accommodation options. Both bedrooms feature built-in wardrobes, offering ample storage space.

**Bathroom:** There is a well-appointed bathroom, featuring modern fixtures and fittings. It includes a shower, toilet, and vanity.

**Kitchen:** The property boasts a new kitchen equipped with modern appliances, ample storage cabinets, and a countertop for meal preparation. It provides a functional space for cooking and entertaining.

**Living Area:** The unit features an open-plan living and dining area, creating a welcoming space for relaxation and entertainment. The living area is well-lit and offers a comfortable atmosphere.

**Heating and Cooling:** To ensure year-round comfort, the property is equipped with heating and cooling systems, allowing residents to adjust the temperature according to their preferences.

**Outdoor Space:** The property includes a private outdoor area, which can be used for outdoor dining, gardening, or simply enjoying the fresh air. It offers a pleasant space to unwind and enjoy outdoor activities.

**Parking:** The property provides convenient off-street parking facilities, ensuring that residents have a dedicated space for their vehicles.

**Proximity to Amenities:** The location of this property offers easy access to a range of amenities, including schools, parks, shopping centers, medical facilities, and recreational areas. Lara's town center is a short distance away, providing residents with various retail and dining options.

**Low Maintenance:** With its compact design and low-maintenance features, this property is ideal for those seeking a hassle-free lifestyle or investment opportunity.

**Affordability:** The property presents an affordable housing option in a sought-after location, making it attractive to first-time buyers, downsizers, or investors looking for a rental property.

**Features:**

- New Kitchen with 2 x 600mm ovens, 600mm dishwasher, 900mm Gas Cooktop & rangehood
- New Carpets to all bedrooms
- New flooring in living zone and Kitchen
- Ducted heating
- Split System heating/ cooling
- Single automatic lockup garage
- Ducted vacuum
- Shutters to external windows

Overall, 2/36 Curletts Road in Lara, Victoria, offers a comfortable and convenient living space with its well-designed layout, modern features, and proximity to essential amenities. Whether as a place to call home or as an investment opportunity, this property provides a desirable option in a rapidly growing residential area.\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\*\*Photo ID is required at all open for inspections.\*