

**22 Messmate Street, Lalor, Vic 3075**

Rata & Co.

**House For Sale**

Wednesday, 12 June 2024

22 Messmate Street, Lalor, Vic 3075

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 590 m2**

**Type: House**



Leon El Assaad  
0423588621



Joel Viavattene  
0448151014

## AUCTION ESR \$650,000 - \$715,000

Nestled within a manicured garden setting, this timeless family home occupies an impressive 590sqm (approx) allotment, revealing original charm, traditional character and exciting scope for the future. Meticulously maintained, inviting 3 bedroom, 3 bathroom spaces provide generous living and dining rooms, immaculate kitchen featuring ample storage and north-facing alfresco – ideal for year-round outdoor entertaining. While perfectly comfortable with ducted heating, evaporative cooling, CCTV, security alarm, garden shed, garage and off street parking, explore exciting potential to personalise with modern style, or start afresh and build your dream home (STCA) in the future. Move in, lease out or plan ahead, and capitalise on a prized location, minutes to both primary and secondary schools, train stations, bus stops, local shops, restaurants, cafes and the Western Ring Road. PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) Material Facts - please refer to the contract of sale and vendor statement for any/all material facts. Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.