

**22 Positano Way, Lalor, Vic 3075**

Rata & Co.

**House For Sale**

Wednesday, 17 April 2024

22 Positano Way, Lalor, Vic 3075

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 428 m2**

**Type: House**



Michael Cananzi  
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Julian Vocale  
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## AUCTION Sat 4 May 2:30pm

This home presents the absolute pinnacle of contemporary family living. Sophisticated, sleek, spacious and an entertainers dream are only a few words to describe this magnificent home. Spanning across two levels and sitting in the popular Mosaic Estate, this is an ideal forever family home with space for all members of the family to utilize and enjoy. Through the wide entrance you will be greeted into the first living area which features a bar area. Journey through to the open plan living and dining area that is filled with an abundance of natural light and is completed by the well-appointed kitchen offering a stone waterfall benchtop, dishwasher, s/s appliances and walk-in pantry. From here, make your way outdoors to the impressive, undercover alfresco area which also provides access to the low-maintenance yard. The upstairs area comprises of all bedroom accommodation which includes the spacious master suite with a walk-in robe, private balcony and full ensuite, as well as three remaining, robed bedrooms which are serviced by a contemporary family bathroom. Here you will also find a third living area, a versatile space that all members of the family are sure to use. Additional features include a double remote garage, ducted heating, split system cooling, a separate laundry, powder room and a well-manicured front yard with off-street parking. Enjoy all the perks the highly sought out Mosaic Estate has to offer including tranquil parklands, recreational facilities, Early Learning center and just a short distance away from reputable schools, public transport, local shops and major shopping centers. An opportunity not to be missed by growing families, keen investors and first home buyers. There is so much more to explore upon inspection, get in touch today!

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.