

25 Caddys Road, Lara, Vic 3212

House For Sale

Tuesday, 19 March 2024



25 Caddys Road, Lara, Vic 3212

Bedrooms: 3

Bathrooms: 1

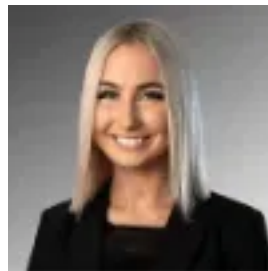
Parkings: 4

Area: 1342 m2

Type: House



Kade Camilleri
0352827777



Chloe Parisi
0352827777

\$780,000-\$820,000

Nestled within the Lara Central Estate, this property presents an unparalleled opportunity for astute developers. Boasting approved plans for four meticulously designed townhouses, the 1,343sqm parcel of land offers an expansive canvas for visionary projects. With an impressive 29.8-meter frontage, this prime development site promises boundless potential. Currently gracing the land is a charming Edwardian home, epitomizing timeless elegance and functionality. Featuring three bedrooms, each with built-in robes, alongside a versatile study/storage room. The spacious kitchen, equipped with electric cooking, dishwasher, and ample storage, seamlessly integrates with the adjoining dining area and living space, complete with a fireplace, split system A/C, and sunroom for relaxation. A large family bathroom, ducted heating, and cathedral ceilings in the expansive family/rumpus room further enhance the appeal of this residence. Completing the picture, a double carport and an expansive 9m x 5m garage cater to practical needs, while preserving the potential for development. Embrace the opportunity to shape the future of this esteemed locale, where heritage charm meets modern innovation. -? Under 5 mins to Lara Village Shopping Centre and The Centreway shopping strip -? Under 5 mins to Lara Train Station -? 2 minute drive/12 minute walk to Serendip Sanctuary -? Within Lara Central Estate enjoy many walking trails with water views connecting up to The Kevin Hoffman Walk -? Lara Primary School at the end of the Road, & Lara Secondary under 5 mins drive -? Easy highway access with Melbourne under 50 mins away and Geelong CBD under 20 mins. The current home would attract a rental return of approx. \$440-\$470 per week in the current market. The townhouses planned to be built would each return approx. \$530-\$550pw in the current market. Contact us today to view a copy of the plans.