

**3/118 Curtin Avenue, Lalor, Vic 3075**

Rata & Co.

**Unit For Sale**

Sunday, 24 March 2024

3/118 Curtin Avenue, Lalor, Vic 3075

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Mario Tucci  
0394657766

## AUCTION Sat 20 Apr 3:30pm

First home buyers, downsizers and investors, this one is for you! Set in a prime location, this cozy unit combines both contemporary and convenient living to provide you with all you need at your doorstep. The single level layout comprises of a light-filled open plan living and dining area, completed by the lovely kitchen offering s/s appliances. The good-sized bedroom offers a built-in robe and is serviced by the contemporary bathroom. Lastly, the gorgeous, low-maintenance courtyard is the perfect space to entertain or simply to just sit and enjoy the sunshine. Additional features of the home include an allocated car space, split system heating/ cooling, floor boards and a separate laundry. Well-placed for convenience, find yourself situated just moments from Pacific Epping shopping center, Dalton Village shops, public transport, schools and parklands. 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.