

3/40 Patullos Road, Lara, Vic 3212

GARTLAND

House For Sale

Thursday, 13 June 2024

3/40 Patullos Road, Lara, Vic 3212

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 185 m2

Type: House



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\$480,000 - \$520,000

Are you looking for a peaceful retreat, close to everything Lara has to offer? Feel central being walking distance to local shops and schools in this large light filtered home privately positioned and simply brimming with elegance! You will surely feel like you are living in the heart of the Lara community in this location! The well appointed kitchen is styled with luxurious 40 mm stone bench tops with breakfast bar and a matte grey subway tile splash back. The sleek design features a built-in oven, dishwasher, corner pantry plus overhead cabinetry with hidden range hood. The Open plan kitchen, living and dining has a lovely Western view of the outdoors creating lots of natural light. There is an in-built storage cupboard with shelving that could be converted to a study nook near the back door if working from home is important. The living room is also equipped with a reverse cycle split system heating and cooling and the whole house has central ducted heating. Suitable for small families, you have the option to close a sliding cavity door which separates the living from a hallway. This wing features two generous sized bedrooms with extra large built in sliding door robes and striking block fans. They share a lovely central bathroom with a deep bath, shower with handheld showerhead and toilet. You will also love the bench space! There is a large Euro laundry with room for linen and storage in the hall. Outdoors there is a no maintenance courtyard with a well designed undercover pergola and single car garage with additional parking for one car in front of the garage. A side gate is useful for additional access to the backyard when needed for bikes or scooters. The home features floorboards and carpets, heating and cooling, matt black tapware and fans, a smart lock on the front door, block out blinds, downlights, pendants over kitchen island, lots of light. Located close to the 6 Ways shops, all local schools, a short walk or drive into Lara Centreway, Lara station, parks and reserves, the Hovells creek walking trail, local cafes including Millers in Grand Lakes Estate. Easy access into Geelong down Forest Road or Geelong Ring Road is accessible from Bacchus Marsh Road. Spend weekends at the You Young Regional Park or enjoying the easy lifestyle in Lara! • Well proportioned layout • Well appointed kitchen with stone • Undercover outdoor pergola • Tucked quietly away from the road • No maintenance courtyard