

3 Cambala Avenue, Lalor, Vic 3075

Rata & Co.

Unit For Sale

Monday, 27 November 2023

3 Cambala Avenue, Lalor, Vic 3075

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Paul Rametta
0449094844

AUCTION Sat 23 Dec 1:15pm

Located in the heart of Lalor with all amenities only just minutes away, you simply can't go past this two-bedroom home nestled in a tranquil location ideal for investors, downsizers and first home buyers alike. Light filled and spacious, this immaculately presented home ensures enough space for everyone to enjoy with the open lounge as you walk in. The well-appointed timber kitchen is equipped with a gas stove top, wall oven and ample cupboard space, overlooking the meals/living area. Both bedrooms are of good proportions boasting in space and equipped with built in robes. Adjacent is the shared family bathroom with the large shower and bathtub plus separate toilet. Venture outside and to further charm you is the low maintenance courtyard and gardens perfect to entertain family and friends all year round and enjoy those summer nights. Blessed with an abundance of features are heating and cooling via split system, ducted heating, separate laundry and with the added bonus of a single lock up garage plus plenty of off-street parking. Within easy walking distance to quality primary and secondary schools as well as shopping and transport options, only a stone throw away from M80 Ring Road this desirable gem is bound to impress. Reap the rewards and inspect today! PHOTO ID REQUIRED Due diligence checklist - consumer.vic.gov.au/duediligencechecklist Privacy Policy and Privacy Collection Notice - 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. 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.