

**3 weerana way, Lara, Vic 3212**



**House For Sale**

Wednesday, 22 November 2023

3 weerana way, Lara, Vic 3212

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



Nathan Loutit  
0407880925



Will Carey  
0417546947

**\$699,000-\$748,000**

3 minutes walk to the lake, 2700mm high ceilings and 4 bedrooms make this family home hard to beat. As you enter the home via a well presented front yard, brick facade with high porch entry, you'll see a long corridor running through the home with an instant feeling of space and openness. Beneath you, engineered floating floors and above you, LED down lights throughout. To your right, a 2nd living space that is the perfect space for a formal living zone or theatre room. As you wander down the hallway, you'll walk past the internal access door from the double car garage and a spacious laundry. To your right, you'll find a large master bedroom with a walk-in robe and ensuite. As you exit the master bedroom and continue down the corridor, the space opens up further as you enter the open plan kitchen, living and dining area. The kitchen is perfect for any buyer, featuring a long island bench with stone bench tops and 900mm stainless steel appliances. The floor plan is perfect for entertainers given that as you stand in the kitchen, you'll be overlooking the dining, living, outdoor entertaining area and backyard. Exit the main living zone, and you'll find 3 bedrooms off a corridor, which provides a real sense of separation rather than the bedroom spilling out directly into the main living area. The backyard is a great size with a built-in swing and garden shed. Whilst there is a side gate to the front of the property, this fence is ready for an inexpensive gate upgrade to create a wide side access - ready for a caravan or boat. Walk down to the lake and break away from the busyness of life and enjoy the walking paths or wander over to Millars to enjoy a coffee or one of their renowned wood fire pizza's. Call Nathan on 0407 880 925 to arrange your private inspection or visit us at one of our upcoming open homes.