

**35 Suncroft Drive, Lalor, Vic 3075**

Rata & Co.

**House For Sale**

Wednesday, 27 December 2023

**35 Suncroft Drive, Lalor, Vic 3075**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Sherry Singh  
0456203040



Maria Sapkaroska  
0431216785

## AUCTION Sun 4 Feb 3:30pm

Located in the exclusive CARLINGFORD ESTATE this beautiful, quality-built boutique home is a family haven designed for comfort, space, & enjoyment where an enviable lifestyle awaits in a prized location to match. Just minutes to local schools, shops, bus routes, easy reach to Lalor Train Station, Pacific Plaza Epping, Health Services, recreational parklands, & major road arterials. Experience the luxury of this immaculately presented home, showcasing style & sophistication enhanced by architectural features, complemented by a well zoned generous floor plan with an abundance of features & modern living at its best ideal for families with growing needs with plenty of room for everyone to have their own space. Situated on a substantial 512m<sup>2</sup> block (approx.) this home boasts multiple formal & informal living options including lounge room, separate dining room, 4 bedrooms with built in robes, large master bedroom with walk in robe, luxurious family bathroom & well fitted laundry. The heart of family living, entertaining & gatherings will be around the stunning, modern kitchen with walk in pantry & cabinetry, equipped with stainless steel appliances, 900mm cooktop & oven, breakfast bench that incorporates meals/dining area. With bonus family/rumpus room or perhaps a fabulous theatre room set up & ready for the next blockbuster movie. The covered alfresco area is the perfect place to relax & unwind set amongst low maintenance, established gardens complete with fruit trees & lush greenery. Featuring walk in linen closet, hardwood flooring, dishwasher, alarm system, front doorbell with indoor monitoring system, double remote garage with internal access, ducted gas heating, evaporative cooling, covered patio, low maintenance rear yard, solar system & much more. 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.