

**36 Doherty Way, Lalor, Vic 3075**

— Rata & Co.

**House For Sale**

Wednesday, 22 November 2023

36 Doherty Way, Lalor, Vic 3075

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Mario Tucci  
0394657766

## AUCTION Mon 18 Dec 6:30pm

Positioned in the highly sought out Carlingford estate is this magnificent family home. Combining convenience and luxury, the home is equipped with quality fittings, multiple living zones and perfect spaces for entertaining. Offering four spacious bedrooms with built-in robes (master with full ensuite including a double vanity and his & hers walk-in robes) serviced by a lovely family bathroom and a separate study area. Feel at home when entering the ample sized open plan living and dining area offering a generous design for you to relax and spend quality time with family and friends. The well-appointed kitchen features stone benchtops, quality kitchen appliances and the added convenience of a large, walk-in pantry and breakfast bar. With direct access to the family friendly outdoors area, celebrations can be easily entertained with the undercover alfresco area and plenty of space for the kids to play. The abundance of additional features include a large second living/ cinema area, stunning formal living area with a gorgeous fireplace, double garage with internal access, a large separate laundry, plantation shutters, ducted heating, evaporative cooling and well-manicured gardens. Set in a family friendly area with easy access to amenities including reputable primary and secondary schools, local supermarkets, Pacific Epping shopping centre, Costco, public transport, tranquil parklands and major road networks. Upsizes, families and astute investors, this one is for you! Get in touch today to secure this wonderful home. 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.