

**36 Lamour Avenue, South Morang, Vic 3752**

Rata & Co.

**Sold House**

Friday, 5 April 2024

36 Lamour Avenue, South Morang, Vic 3752

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 307 m2**

**Type: House**



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**\$595,000**

This beautifully presented three bedroom corner block home offers generous size entertaining and accommodation for everyone to spread out and enjoy. Situated in a highly sought-after pocket of South Morang in the Mill Park Lakes Estate, this property is sure to tick all boxes with comfort and convenience right at your doorstep. This is a fantastic opportunity for first home buyer and investors alike to break into Melbourne's property market. Comprising of three bedrooms all with built in robes with the spacious master and central bathroom, stylish contemporary kitchen with an abundance of cupboard space, that overlooks the family meals area. It doesn't stop here, journey outside to the perfectly manicured and low maintenance back yard. Blessed with an abundance of features to complete this inviting home are heating/cooling, separate laundry, single remote garage with and additional off street parking. Only minutes away from Westfield Plenty Valley shopping and dining precinct, South Morang Train Station, The Lakes South Morang College, Marymede Catholic College. Combine all of this with the most picturesque walking tracks and reserves - don't miss out on this amazing opportunity to call 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.