

**36 Weerana Way, Lara, Vic 3212**



**Sold House**

Friday, 25 August 2023

36 Weerana Way, Lara, Vic 3212

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



Matthew Wade-Taylor  
0352824699



Emma Burchell  
0352824699

**\$782,500**

Located in the stunning Grand Lakes Estate, this spacious four-bedroom house boasts a generous 587m<sup>2</sup> block with lake frontage, offering a truly unique and tranquil living experience. The master bedroom is one of the standout features of the home, with a walk-in robe, ensuite and a large window that allows you to wake up to the breathtaking lakefront views every morning. The three remaining bedrooms are also generously sized, all featuring large built-in robes, and serviced by the centrally located bathroom. The large open-plan kitchen is perfect for entertaining, featuring elegant stone bench tops, a large butler's pantry, and stainless steel appliances such as a 900ml gas cooktop, oven, and dishwasher. The dining area and living room are surrounded by large windows, offering uninterrupted views of the stunning lake. Other features of the home include gas-ducted heating, evaporative cooling, and security cameras. The laundry, located off the kitchen area, features a built-in robe, bench, and cupboard space, adding to the functionality of the home. The outdoor living spaces are equally impressive, with a large undercover alfresco area complete with pull-down blinds, a vegetable garden, and a double-car garage with drive-through access to the single-car carport. Convenience is key with this property, as it is located within walking distance to Millar's Cafe, walking tracks, and public transport is easily accessible, making commuting a breeze. Additionally, schools and childcare centers are just a short drive away, as well as the Lara shopping center and Lara train station. With its prime location and access to nearby amenities, this property offers a convenient and comfortable lifestyle. FEATURES: • 587m<sup>2</sup> block with lake frontage • Four-bedroom Spacious Bedrooms • Open-plan kitchen • Large Butler's Pantry • Large windows for uninterrupted views of the lake • Gas ducted heating • Evaporative cooling • Roller shutters • Security cameras • Large Undercover Alfresco Area • Double-car garage with drive-through access • Conveniently located within walking distance to Millar's Cafe and walking tracks • Short drive to schools, childcare centers, Lara shopping center, and Lara train station \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. \*\*Photo ID is required at all open for inspections.\*