

# 4 Hertford Place, Lalor, Vic 3075

Rata & Co.

## House For Sale

Tuesday, 26 December 2023

4 Hertford Place, Lalor, Vic 3075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 561 m2**

**Type: House**



Mario Tucci  
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## **AUCTION Sat 3 Feb 11:15am**

Positioned in a quiet cul-de-sac is this hidden gem. Sitting on a sizeable parcel of land measuring 568m<sup>2</sup> (approx) and the home itself offering well-proportioned rooms and multiple living zones, this is the perfect buy for first home buyers, families and investors. The single-level layout offers three robed bedrooms serviced by a family bathroom, two generous, separate living areas and a timber kitchen with an adjoining dining area. The lovely outdoors area provides ample space to enjoy the sunshine and for the kids to play, also with the convenience of an entertaining area, shed and double garage. Located just a stone throw away from reputable primary and secondary schools, Lalor shops, public transport, parklands and just a short drive to Pacific Epping shopping centre, Costco and freeway access. Don't hesitate to get in touch today! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](https://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](https://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.