

**40 Old Melbourne Road, Lara, Vic 3212**



**Sold House**

Thursday, 26 October 2023

40 Old Melbourne Road, Lara, Vic 3212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



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**\$1,650,000**

Nestled on approximately 6.4 acres of prime land in proximity to the Lara township, this property offers the perfect blend of rural serenity and urban convenience. Situated in this picturesque location, you'll discover the Lara shopping centre, medical facilities, Lara train station, and easy access to the freeway, which ensures a swift commute to both the Melbourne and Geelong CBDs. This well-appointed residence boasts three bedrooms, with the master bedroom featuring an ensuite for added comfort and privacy. The remaining two bedrooms are thoughtfully serviced by a centrally located bathroom, complete with a shower, single vanity, bath, and a separate toilet. In the heart of the home, the kitchen is equipped with an electric cooktop and wall oven. Adjacent to the kitchen is a formal dining room, making it a fantastic space for entertaining guests or enjoying family meals. Additional features include two separate living areas, one of which comes with a reverse cycle air conditioner, ensuring year-round comfort. The presence of a study allows for remote work or a quiet space for reading and contemplation. The laundry, complete with a linen cupboard and a single sink, provides functional utility within the home. The outdoor area of this property is equally impressive. A large paddock awaits your creative touch, offering an array of possibilities. Additionally, the property features three generous sheds, perfect for storage or as potential workspaces for various projects, making it a versatile and well-rounded property.

**FEATURES:**

- 6.3 Acres near Lara Township
- Conveniently located
- Three Bedrooms
- Two bathrooms
- Well-Equipped Kitchen
- Formal Dining Room
- Two Living Areas, one with reverse cycle air conditioner
- Expansive Outdoor Space
- Three Generous Sheds

\*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.\*