

**44 Derrick Street, Lalor, Vic 3075**

— Rata & Co.

**Sold House**

Sunday, 5 November 2023

44 Derrick Street, Lalor, Vic 3075

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 656 m2**

**Type: House**



Con Tsalkos  
0415115557

**\$680,000**

Discover a hidden gem in the heart of Lalor, with this charming 1950's weatherboard house that offers the perfect opportunity for investors or first home buyers. Nestled on a generous 669m<sup>2</sup> allotment (approx), this property is brimming with potential and promise, waiting for someone to transform it into their dream home or a savvy investment. With three spacious bedrooms serviced by a central bathroom, a functional kitchen/meals area, generous living room plus a sunroom, there is ample space for everyone to spread out and relax. Situated in an ideal location, this home is within walking distance to an array of amenities, including primary and secondary schools, shops, and public transport. Currently tenanted on a month-to-month basis, this home is a wise investment for those looking to expand their property portfolio. Don't miss this opportunity to secure a piece of prime real estate in a sought-after location. 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.