

**62 Dickens Street, Lalor, Vic 3075**

LOVE & CO

**House For Sale**

Wednesday, 12 June 2024

62 Dickens Street, Lalor, Vic 3075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 802 m2**

**Type: House**



Ryan Di Natale  
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Ilija Menkinoski  
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## Auction Saturday 6th July at 11:30am

Sitting on huge land size approx 802m<sup>2</sup>, this much loved family home is proudly presented to the market for the first time in over 50 years and offers astute purchasers an outstanding opportunity to secure a smart investment in a prime real estate locale. Leisurely walk to Lalor train station, WOOLWORTHS Supermarket, the vibrant Station/ May Rd shopping precinct, cafes, eateries, local schools, only minutes to Pacific Plaza Epping, COSTCO, Health Services, recreational parklands, Edgars Creek walking tracks and easy access to major road arterials and the Ring Road Network. There is a special charm and character to be found in traditional orange brick veneer homes and there is certainly a lot to love about this elevated beauty. This European style family home has been wonderfully maintained and showcases an interior that perfectly captures the timeless style of a bygone era, whilst offering a wonderful framework to build upon with endless possibilities and fabulous scope to personalise, redevelop (STCA) or perhaps LANDBANK for future capital growth. An attractive terrazzo tiled porch entrance leads to a traditional floor plan, formal lounge room with gas heater, 3 generous sized bedrooms, updated kitchen with plenty of cupboard space, gas cook top/ electric oven, incorporating meals dining area, large family bathroom with bathtub and separate laundry. Blessed with a very desirable northern rear aspect, an expansive veranda overlooks the backyard complete with established citrus trees, ideal for garden enthusiasts and plenty of recreational space for leisure and the kids to play in the outdoors. Additional features include • Beautiful timber floor boards (under carpet) • Split system, wall mounted air conditioner • Feature etched glass, sliding doors • Light fixtures and window furnishings • Terracotta tiled roof • Long side drive to double garage with carport, for plenty of vehicle accommodation