

# 7 Lawrence Court, Colac, Vic 3250

## House For Sale

Monday, 6 November 2023



7 Lawrence Court, Colac, Vic 3250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 599 m2**

**Type: House**



Leanne Witcombe  
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**\$390,000 to \$410,000**

Situated in a peaceful court in the heart of Colac, this delightful weatherboard home exudes classic charm and comfort. Boasting a traditional design, this residence offers a warm and inviting atmosphere for families and couples alike. With its three bedrooms and thoughtful amenities, this property is a testament to timeless appeal. Upon entering, you are greeted by an updated kitchen with modern convenience. The kitchen features laminate benchtops, ample cabinetry, a stainless-steel Westinghouse electric oven, and a gas cooktop. The addition of a Simpson dishwasher ensures effortless cleanup, while lino floors throughout the kitchen and eat in dining area offer easy maintenance. The heart of the home is a spacious living area adorned with gas ducted heating and a gas wall heater, providing a cosy ambiance during the colder months. For warmer days, enjoy the luxury of evaporative cooling, maintaining a pleasant indoor climate year-round. Two of the three bedrooms are adorned with built-in robes and ceiling fans, offering comfort and convenience. The bathroom is well-appointed with a shower, and a separate toilet, enhancing practicality for busy mornings. Outside, the property sits on a generous 599 sqm block. The well-maintained garden is a testament to the care and attention lavished on this home. The presence of two 3x3m garden sheds, provides ample storage space for tools and outdoor equipment. A double carport adds to the convenience, ensuring protected parking for your vehicles. The inclusion of a solar power hot water service not only reduces your carbon footprint but also translates into long-term energy savings. Additionally, there is a park area and playground, conveniently located just across the road. This feature makes it an ideal choice for families. This three-bedroom weatherboard home is not just a house; it's a haven. Its classic design, coupled with modern amenities, offers a perfect blend of style and comfort. The property's thoughtful layout, from the updated kitchen to the spacious living area, ensures practicality and ease of living. With its convenient location, neat garden, and charming features, this home in Colac is an opportunity to embrace the tranquility of a quiet court life while savoring the beauty of being close to schools and the CBD. Whether you're a first-time homebuyer or an investor, this property is an opportunity you won't want to overlook. \*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.