

**70 Houston Road, Lara, Vic 3212**



**House For Sale**

Friday, 26 January 2024

70 Houston Road, Lara, Vic 3212

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Terry Cleary  
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**\$1,395,000 - \$1,495,000**

Vendor May Consider Longer Settlement. Situated on the west side of Lara, on 4.5 acres or 1.82 hectares and zoned as a Rural Living Zone, is this spic and span property held in the same family for more than 43 years. A true testament to the family who have obviously loved living in this quiet rural location and at the same time ideally placed within close proximity to all important amenities. This property sits in a designated growth corridor and is ripe for future development - (STCA). The substantial brick residence, sitting proudly on the neatest allotment, and sectioned off from the remainder of the acreage with a row of established trees providing both protection and privacy, offers a spacious and flexible floor plan. The home presently offers five bedrooms, two bathrooms and three separate living zones. This includes a zone with separate entry and ensuite that could be set up as a independent living area or work from home office or studio. The main carpeted lounge and dining areas are both very generous in size. The second living zone is also carpeted and offers a split-system air conditioner. The third family zone is tiled. The all-electric kitchen features an under-bench oven and cooktop with slide out rangehood. The family bathroom is in very good original condition plus there is a second shower and toilet conveniently placed as part of the garage. An undercover alfresco area with dimensions of approximately 5.2m x 5.2m allows for an extra entertaining area. The double garage with twin arched doors is under the main roofline of the house and measures approximately 6.7m x 6.6m. Extra existing infrastructure includes three outbuildings all of a good size. The first shed and store room measures 5.7m x 4.7m. Two further sheds measure 6m x 3.6m and 6m x 3.0m respectively plus there is also a chook shed. With town water connected and a degree of self sustainability with a large tank water available as an additional source of water to use all year round. This terrific property is ready to welcome its new owners. With a strong foundation, that has stood the test of time, you can easily add your own touches and make improvements where deemed necessary but, when all is said and done, the space you'll find in this property will allow you to spread out, relax and enjoy a peaceful life. Perfect for a hobby farm, for equine enthusiasts or for those that require space for caravans, boats or work vehicles and larger equipment. Within easy and uncomplicated access to the Geelong Ring Road, Bacchus Marsh Road, Lara Town Centre, schools and public transport options plus Avalon Airport is only fifteen minutes away from this location. • Large Solid Family Residence • Large Flexible Floorplan • Zoned RLZ • Easy Ring Road + Airport Access. \*Every precaution has been taken to establish the accuracy of the above information and measurements are a guide only and does not constitute any representation by the vendor or agent. \*\*Photo ID is required at all open for inspections.\*