

**97 Derrick Street, Lalor, Vic 3075**



**House For Sale**

Saturday, 18 November 2023

97 Derrick Street, Lalor, Vic 3075

**Bedrooms: 3**

**Bathrooms: 2**

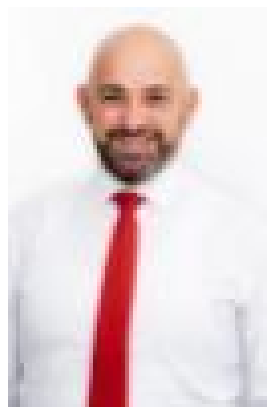
**Parkings: 2**

**Area: 700 m2**

**Type: House**



Michael Assaad  
0394089003



Alen Hewson  
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## **ESR \$650,000 - \$715,000**

Opportunities as unique and promising as this are few and far between. Located within steps of the sought-after Lalor Secondary College, this classic and long-held single-level home offers you the chance to infuse your personal touch and reimagine the interiors with the added appeal of subdivision potential for the future (STCA). Located in a quiet area on the cusp of lifestyle amenities and positioned proudly on a flat 700sqm (approx) allotment, this spacious home has all the right ingredients for a wise investment and is an excellent next step in your property journey. Perfectly presented in its original form, this 1970s wonder opens to reveal generous living and dining rooms that surround a central kitchen, well-equipped and offering plenty of storage. Entertainment opportunities await in the sun-drenched gardens and undercover terrace, allowing an indoor-outdoor flow perfect for hosting guests. The home boasts a beautifully designed and established garden along with ample garage space, two workshops, and an outdoor powder room, further adding charm and appeal. Inside, a spacious main bedroom with an ensuite is matched with three double-sized bedrooms, providing ample accommodation for growing families, each easily accessible to the bright family bathroom with a separate toilet. With oversized proportions, reverse-cycle heating/cooling and immaculate presentation, this home is ready for immediate occupancy despite having obvious scope to add value via a smart renovation. Set in a tranquil neighbourhood with primary and secondary schools, the bustling Station Street shopping strip and Lalor Station are all within walking distance, offering convenient access to an array of amenities, retail outlets and public transport links. The primary purpose of this document is to aid in the marketing of this property. While every effort has been made to ensure the accuracy of the information presented here, we do not accept liability for any errors. All interested parties should therefore conduct their own research to confirm the information.