

**16 Gillean Place, Lara, VIC, 3212**

**House For Sale**

Sunday, 18 August 2024



16 Gillean Place, Lara, VIC, 3212

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Unbeatable location meets affordability

Nestled behind Lara Village, this picturesque character home is now ready for its new owner to make it their own and enjoy the many benefits the property has to offer.

Whether you are a first home buyer trying to break into the market, a downsizer with convenience on your mind, or an investor that values location and surrounding infrastructure, this property cannot be beaten.

When you arrive at the property, you'll find a quaint brick home set back on the block, with a well-maintained front garden. Enter the home to unveil new carpet throughout, whilst all the original features of the home remain in place, in excellent condition.

At the front of the home, you'll find the master bedroom and a 2nd living room/siting room. Walk down the corridor to find the open plan living area in the middle of the home, featuring a tiled kitchen with plenty of bench space and storage space, 600mm appliances, a generous sized dining area and a living area with large windows and a sliding door that takes you to the outdoors. Bedrooms 2 and 3 are at the rear of the yard, as well as a private little courtyard that lets even more light into the home. The laundry is generous in size and includes a door that allows you direct access to the rear yard.

The outdoor space is the perfect area for kids/pets/entertaining thanks to a block size of 392m<sup>2</sup>, resulting in enough room for an actual backyard, large garden beds and a shaded outdoor area, not to mention the rear roller door access to the garage.

You'll have the following within a VERY short walk, made even more convenient thanks to a private path a few doors down, that directs you straight into Lara Village.

- Coles and Woolworths
- Australia Post
- Commonwealth Bank
- Bendigo Bank
- Anytime Fitness
- H&R Block
- Kaiser Craft
- McDonalds
- Bakers Delight
- The Reject Shop
- TSG
- 2 cafes (Espresso Lounge & Anna's Café)
- Butcher
- Pharmacy
- And much more!

Not only is Lara Village on your doorstep, you have Lara Kindergarten, Lara Maternal and Child Health and the Lara Library across the road. The train station is also a short walk so, location is the best you can get.

Don't miss out on this unbelievable opportunity to secure yourself a well-maintained home in an unrivalled location at a price point that doesn't come up often. Call Nathan Loutit now to find out more or to book your private appointment.

\*All information offered by Lara Real Estate is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Lara Real Estate simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Lara Real Estate will not be liable for any loss resulting from any action or decision by you in reliance on the information. PHOTO ID MUST BE SHOWN TO ATTEND ALL INSPECTIONS\*