

**22 Darcy St, Lara, VIC, 3212**

**Sold House**

Sunday, 18 August 2024



22 Darcy St, Lara, VIC, 3212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **A cosy home on a big block, with all of the right features**

Contact agent for a private inspection.

Situated directly opposite Lara Lake Primary School and Lara Lake Pre-School, this beautiful 3 bedroom brick home sits on a generous 648m<sup>2</sup> parcel of land with renovations that will make your next chapter of life in your new home, enjoyable and worry free.

As you stand at the front of the property, you'll notice the width of the block allows for great street presence with this quality built home sitting proudly in the middle of the block. On each side of the home you have a secure gate, with the right hand side having a double gate with plenty of room for a caravan, trailer or project car without the usual issue of hitting the overhanging eaves.

As you walk along a paved path to the front door, you'll pass a lovely front yard with manicured lawns. Open the front door and you'll find a newly renovated front room with light flooding the space throughout the day. This area makes for a versatile second living zone, currently set up as a theater room/study, styled beautifully like a formal lounge.

Off the entry corridor you'll find the master bedroom. Good proportions with a walk-in robe and ensuite make this a lovely master bedroom.

Wander down the corridor and you'll be pleasantly surprised with a french-provincial styled kitchen that was recently renovated. This kitchen includes a farm-house style sink, stylish tap ware, 40mm stone, stainless steel appliances, overhead feature light, and plenty of storage due to the well thought out cabinetry. The smallest touches haven't been missed in this space with clever choices made in the cabinetry design and selection regarding additional storage and clever solutions that make getting those containers from the back of the cupboard a problem of the past. Come to our open-for-inspection to explore the clever touches.

As you stand in the U-shaped kitchen, you can look out the window to the large outdoor covered alfresco or directly into the open plan living area including space for a breakfast table and chairs as well as the usual lounge furniture and TV. A window to the backyard keeps this home well-lit and makes it easy to keep an eye on things.

Off the main living area is a corridor that leads you to the 2nd and 3rd bedroom, cleverly separated by the main bathroom and laundry. Feature walls and window furnishings make these rooms fresh and ready for you to enjoy.

As you exit the living area to the covered outdoor alfresco, the first detail you'll notice is the exposed aggregate floor. Another reminder that the additions to the property are considered and done to last. The overhead structure is peaked, providing a real sense of space and it's evident that many great memories have been created with such a large space that holds a long table and chairs, BBQ, outdoor bench with plumbed-in sink, a bracket ready for a new flat screen TV and plenty of room to spare. Sitting at the outdoor table will allow you to look out to the grass and graveled area with a fire-pit and bench seat around this area. Move into the backyard and you'll be reminded of the size of this block. A large backyard with two garden sheds and a large side-way down to the double gate makes this backyard fit for dogs, kids or some great hobbies for the downsizer who still likes a low maintenance garden/yard to maintain. Following on from the gardening theme, don't look past the watering system in place that keeps the fruit trees and the rest of the garden in great order without the hassle of watering.

As you stand out the back of the home and take in the open space, you'll realise just how much this home has to offer. Well built, great layout, renovated areas, excellent yard, incredible location... the list goes on.

Lastly, this home is a 4 minute walk to Lakelands so, enjoying a summer stroll around the lake will add a benefit to your next home that is hard to achieve elsewhere and, if getting to the surf coast or to Geelong is important, you are on the right side of town.

Come and experience the home for your self at one of our upcoming open-for-inspections or call Nathan Loutit on 0407 80 925 to book your private inspection.