

# 3 Gambier Court, Lalor, VIC, 3075

Rata & Co.

## House For Sale

Monday, 28 October 2024

3 Gambier Court, Lalor, VIC, 3075

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mario Tucci  
0394657766

## The House That Ticks All The Boxes

Move in ready and stylishly updated, this family home is centrally located and presents you with the opportunity to move or invest in Lalor, a popular well-established neighbourhood with good capital growth.

Be greeted by the entrance hall that leads to the light filled family living and formal dining room that feature luxe modern ceiling to floor length curtains and natural timber floorboards. Move through to the brand-new kitchen and meals area with integrated Smeg appliances and Bosch dishwasher, sky lights and windows overlooking the rear yard.

The master bedroom features an oversized walk-in robe and full ensuite whereas the remaining 2 bedrooms include built-in robes and are serviced by the family central bathroom with tub. You will also find a separate toilet, and laundry room.

A grand decked alfresco complements the rear yard, making this the perfect space to entertain on a summer night or for kids or pets to play. You will find ample storage featuring a garage, workshop and shed. The home also includes ceiling fans, ducted heating, split system & a well-manicured front yard for street appeal and privacy.

Within walking distance to a choice of schools, easy access to buses and Lalor Station, and minutes from both the Lalor and Epping shopping precincts, offering a wide variety of retail, entertainment and restaurants to choose from. Also convenient to recreational and health facilities, main road networks and freeway access.

An opportunity not to be missed, this is the one you have been waiting for. Inspections will impress.

### PHOTO ID REQUIRED

Due diligence checklist - [consumer.vic.gov.au/due-diligence-checklist](http://consumer.vic.gov.au/due-diligence-checklist)

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Material Facts - please refer to the contract of sale and vendor statement for any/all material facts.

Land size sourced from [land.vic.gov.au](http://land.vic.gov.au). This document has been prepared to assist solely in the marketing of this property.

While all care has been taken to ensure the information provided herein is correct, Harcourts Rata & Co takes no responsibility for any inaccuracies.

Accordingly all interested parties should make their own enquiries to verify the information, including and not limited to land size.