

**33 Hurtle Street, Lalor, Vic 3075**

LOVE & CO

**House For Sale**

Saturday, 3 February 2024

33 Hurtle Street, Lalor, Vic 3075

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 665 m2**

**Type: House**



Ryan Di Natale  
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Jude Kattan  
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## **Auction Saturday 2nd March at 11:30am**

With quality built to last, this classic cream BV family home is proudly offered to the market for the first time in over 50 years and presents an exciting opportunity for first home buyers and astute investors alike, looking to capitalise on future capital growth in a prime real locale. Superbly positioned in a lovely tree lined street, it's just a leisurely stroll to WOOLWORTHS Supermarket, the vibrant and multicultural hub of Station Street and May Road shopping precinct, cafes, eateries, Lalor train station, bus services, Edgars Creek recreational walking trail, local schools, only minutes to Pacific Plaza Epping, Health Services and easy access to major road arterials including the M80 Ring Road Network. There's a special charm and character to be found in these traditional European style homes and there is certainly a lot to love about this spacious and beautifully maintained elevated beauty. Sitting on a huge rectangular allotment approx 665m<sup>2</sup>, this terrific home showcases an interior that perfectly captures the timeless style, architectural features and quality workmanship of the time and offering a wonderful framework to build upon with unlimited potential to renovate, extend or perhaps redevelop in the future (STCA) An inviting porch entrance leads to a generous floor plan, 3 good sized bedrooms, master with BIRS, spacious formal lounge with ceiling fan and etched sliding doors, classic timber kitchen with plenty of cupboard space, 900mm gas cooktop/ electric wall oven, meals/dining area, sizeable central family bathroom with bathtub and large, separate laundry with plenty of room to use as a utility or hobby room. An expansive veranda that looks out onto the huge rear yard provides the perfect place to relax, entertain family and friends, have summer barbecues and enjoy the tranquil surrounds all year round. Complete with established fruit trees, a 5000lt water tank and plenty of room for leisure and garden enthusiasts to get creative with plenty of room for kids to play and run around. Additional features include •❏ Ducted heating •❏ Evaporative Cooling •❏ Light fittings and window furnishings •❏ Security shutter blinds •❏ Wide side driveway with carport to brick garage and workshop at the rear