

**2/75 Messmate Street, Lalor, Vic 3075**

Rata & Co.

**Unit For Sale**

Wednesday, 19 June 2024

2/75 Messmate Street, Lalor, Vic 3075

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Cananzi  
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Julian Vocale  
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## Price on Application

Set in one of Lalor's most desired locations sits this modern, low-maintenance home offering all you need at your door step. You will find yourself just a short distance away from Station St/ May Rd shops, High St shops, Thomastown train station, reputable schools and a short drive to nearby freeway access. Upon entry to this gorgeous home you will be greeted into the open plan living and dining which is flooded with an abundance of natural light and completed by the gorgeous kitchen including stone benchtops, s/s appliances and a breakfast bar. Bedroom accommodation can be found upstairs, both of which include built-in robes and are serviced by a lovely bathroom with a separate bath. A retreat/ study area can also be found upstairs. The low-maintenance outdoors area includes a patio fit entertaining as well as ample space for leisure and activities. Additional features include a lock up garage with external access, a separate laundry, powder room, outdoor shed and split system heating/ cooling. An opportunity not to be missed by first home buyers, young families and investors looking to capitalize on high rental yields and future capital growth. Enquire today! PHOTO ID REQUIRED Due diligence checklist - [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Privacy Policy and Privacy Collection Notice - [rataandco.com.au/privacy-policy](http://rataandco.com.au/privacy-policy) 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