



77 Westlakes Blvd , Lara

2 2 2

### LAKE FRONTAGE LOCATION IN GRANDLAKES

Situated on a generous 577m<sup>2</sup> block in a prime position across from "Millars" cafe, playground and walking tracks of the superb Grandlakes is this immaculate 2 bedroom, 2 bathroom, double garage home that offers those that are retired, those looking for their first home and investors an opportunity that rarely becomes available. The master bedroom has a generous WIR and full ensuite with oversized shower. Bedroom 2 has access to its own bathroom with oversized shower, vanity and separate WC. There is a laundry and plenty of storage. The light filled open plan living boasts wall oven, gas hot plates, rangehood and plenty of cupboards. It overlooks the meals family zone. Entertaining will be a breeze with the alfresco area which leads out to the fully landscaped gardens which have raised vegetable beds, fruit trees and garden shed/work shop ideal for potting seedlings and storage. There are water tanks and concrete paths which add to the low maintenance lifestyle. There is a double garage with remote and internal access. Other features include split system heating and cooling, ceiling fans, quality floor and window coverings. Inspection is a must, inquire today.

Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)

\*Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.

577 sqm

**\$479,000 - \$499,000**

ID# 11819100673



**Sarah Carey**  
0403 064 510



**77 Westlakes Rd Lara**

THIS FLOOR PLAN IS A SKETCH ALL DATA SHOWN IS GENERAL ONLY NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS DEFINITE