



1 Langar Court, Erskine

BIG 765SQM BLOCK & PLENTY OF LIVING SPACE!




CONTACT JOHN BALL - 0418 396 056 FOR PRIVATE VIEWING VACANT & READY TO GO!!!

Welcome to 1 Langar Court, Erskine —A Spacious Family Entertainer with Room for Everyone!

Step into comfort and space at 1 Langar Close, Erskine—a generous 4-bedroom, 2-bathroom family home packed with features and designed for relaxed living and entertaining.

Inside, you'll find:

- A large master suite complete with a walk-in robe and private ensuite featuring a shower and toilet.
- A separate study at the front of the home—ideal for working from home or easily converted into a 5th bedroom.
- A games room with a built-in bar, perfect for entertaining friends and family.
- A spacious family room fitted with split-system air conditioning for year-round comfort.
- The heart of the home: a well-equipped kitchen with a 4-burner gas cooktop, electric oven, dishwasher, twin sinks, and plenty of

4  2  2 

FOR SALE

\$849,000 Make An Offer

AGENTS

Chrys Timpson

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AGENCY

LJ Hooker City Residential

(08) 9325 0700

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 **LJ Hooker**

bench space.

- A theatre room for movie nights and cozy evenings in.
- A children's activity room-ideal for play, study, or extra storage.
- Bedrooms 2, 3, and 4 all come with built-in robes, offering ample storage.

Additional features include:

- A family bathroom with shower and bath, plus a separate toilet and laundry.
- Multiple linen cupboards in the hallway for added convenience.
- A large outdoor entertaining area with ceiling fan-ideal for summer BBQs.
- An enclosed storeroom, double garage with extra space for larger vehicles, plus 3 garden sheds and a gazebo.
- Gas storage hot water system, solar panels, and ducted evaporative air conditioning to keep your bills down and comfort high.
- Build 2000
- Block size 765m2
- Living space 233m2
- Council rates approx. \$2550 per annum
- Water rates approx. \$1600 per annum

This incredible home has all the space you need-under one roof-and is ready for your family to move in and enjoy.

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// Disclaimer —photos are not current and for illustrative purposes only //

MORE DETAILS

Property ID	3UBYFGJ
Property Type	House
Land Area	765 m2

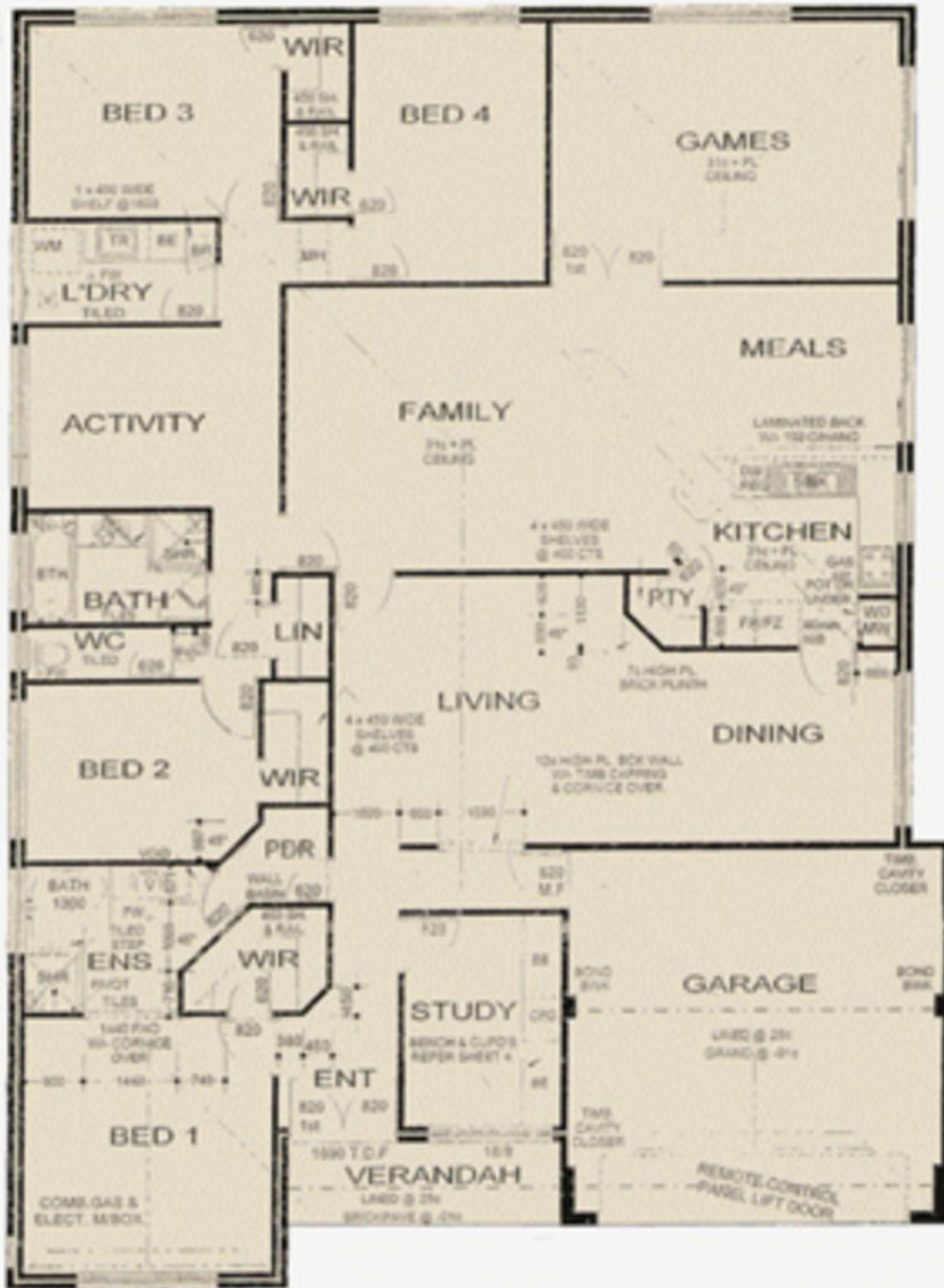
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