



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
0424 839 055
chrys.timpson@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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.

CONTACT JOHN BALL - 0418 396 056 FOR PRIVATE VIEWING

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

MORE DETAILS

Property ID	3UBYFGJ
Property Type	House
Land Area	765 m2

Chrys Timpson 0424 839 055

Sales Executive | chrys.timpson@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au



