



14 Langley Street, Lakelands

Family Living Designed for Today and Tomorrow

- Private viewings via appointment*

Welcome to 14 Langley Street, A modern and functional three bedroom, theatre room, two bathroom home offering comfortable family living, practical spaces and plenty of flexibility.

The heart of the home is the spacious open plan kitchen, dining and living area, creating a wonderful space for everyday family life and entertaining. The kitchen features a large 900mm oven, five burner gas cooktop, ample cabinetry and an expansive benchtop with plenty of room to move around, perfect for cooking and spending time together as a family or with guests.

The separate theatre room, complete with double doors, provides a dedicated space for movie nights and relaxation, while also offering the flexibility to potentially be utilised as a fourth bedroom, home office or activity room, depending on your needs.

The queen sized master bedroom is privately positioned and features a walk in robe, ensuite and separate toilet.

The two additional bedrooms are both generously sized and serviced

3 2 2

FOR SALE
\$789,000

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Mandurah
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by the main bathroom, complete with a bathtub.

Practicality continues throughout the home with reverse cycle air conditioning, tiled living areas, carpeted bedrooms and a laundry with excellent storage.

Step outside to an easy care backyard with reticulated lawns and garden beds. The covered patio provides an inviting outdoor entertaining area, with potential to extend or add further outdoor living space if desired.

The double lock up garage includes a convenient shoppers' entrance directly into the home, making everyday living even easier.

Currently leased at \$630 per week, the property also presents an attractive opportunity for investors seeking an established investment with a tenant already in place.

Features include:

- Three bedrooms, two bathrooms
- Separate theatre room with doors
- Potential for theatre room to become a fourth bedroom
- Queen sized master bedroom with walk in robe
- Ensuite and separate master toilet
- Two additional double sized bedrooms
- Main bathroom with bathtub
- Open plan kitchen, dining and living
- 900mm oven and five burner gas cooktop
- Ample kitchen cabinetry and large central benchtop
- Reverse cycle air conditioning
- Tiled living areas and carpeted bedrooms
- Laundry with excellent storage
- Double lock up garage with shoppers' entrance
- Easy care gardens
- Reticulated lawns and garden beds
- Covered patio with potential for additional outdoor living
- Currently leased at \$630 per week

Whether you're looking for a comfortable family home or an investment opportunity, 14 Langley Street offers flexibility, functionality and room to make it your own.

For more information, contact Sharnae Gray today.
0439 330 460
LJ Hooker Property Experience South

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MORE DETAILS

Property ID	4TUWFF2
Property Type	House
House Size	130 m2
Land Area	375 m2
Including	Air Conditioning
	Courtyard
	Fully Fenced

Sharnae Gray 0439 330 460

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TOTAL: 120 m2
 1st floor: 120 m2
 EXCLUDED AREAS: GARAGE: 33 m2, PORCH: 3 m2, PATIO: 37 m2,
 WALLS: 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.