



8 Norbury Way, Langford

Beautiful Home, Big Potential

Combining immediate comfort with outstanding future possibilities, this beautifully maintained property presents an exceptional opportunity for investors, owner-occupiers and developers alike.

Positioned on an impressive corner block of approximately 868m², the property offers potential to retain the existing home and develop the remaining land, subject to the necessary approvals. Currently zoned R20, application can be made through the City of Gosnells for the R30 Corner Lot Density Bonus.

Highlighting the potential of the site, a neighbouring property on a similarly sized block has previously been subdivided into three lots.

What truly sets this property apart is the exceptional condition of the existing home. Unlike many properties purchased primarily for their development potential, this residence is beautifully presented and ready to enjoy or lease immediately. Gleaming polished jarrah floorboards add warmth and character, while fresh paint and modern updates create a bright and inviting interior.

The functional kitchen offers ample storage, a gas cooktop and easy access to the adjoining living areas. Three comfortable bedrooms are serviced by a well-appointed bathroom, while the separate games

3 1 2

FOR SALE
From \$969,000

VIEW
Sun 26th Jul @ 2:00PM - 2:30PM

AGENTS
Nathan Frisina
0431 714 375
nathan.frisina@ljhooker.com.au

Lisa Gorey
0415 301 457
lisa.gorey@ljhooker.com.au

AGENCY
LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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.

LJ Hooker

room provides valuable additional space for families to relax and entertain.

Outside, the large backyard offers plenty of room for children, pets or future plans. A spacious gabled patio creates an ideal setting for outdoor entertaining, while drive-through access leads to a substantial workshop-perfect for tradespeople, hobbyists or additional vehicle storage.

Additional features include:

Three bedrooms
One bathroom
Built in robes to all bedrooms
Beautiful polished jarrah floorboards
Freshly painted interiors
Kitchen with ample storage and gas cooking
Separate games room
Ducted evaporative air conditioning
Gas hot water system
Security screens
Large gabled patio
Drive-through access to the workshop
Generous backyard
Approximately 868m² corner block

Conveniently located close to local schools, public transport, the Langford Sporting Complex and Westfield Carousel Shopping Centre, this property offers a compelling combination of lifestyle, investment appeal and future development potential.

Whether you are searching for a beautifully presented home, a ready-made investment or a strategic property with an eye on the future, this rare opportunity deserves your immediate attention.

- * Please note the Aerial Photos are for illustration purposes showing approximate boundaries.

Disclaimer: 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.

MORE DETAILS

Property ID	9XQHA2
Property Type	House
Land Area	868 m2
Including	Evaporative Cooling Outdoor Entertaining Workshop Built-in-Robes Close to Schools Close to Shops Close to Transport

Nathan Frisina 0431 714 375

Director | Licensee | nathan.frisina@ljhooker.com.au

Lisa Gorey 0415 301 457

Personal Assistant & Sales Representative |
lisa.gorey@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNIE WA 6108
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au

