



SOLD



Portland, 13 Langbein Lane

Immaculate Lifestyle Property - 2.4 Acres

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Brimming with quality from top to bottom, this beautiful family home has all the features to impress.

Two expansive and separate living areas, one for a formal space and the other a comfortable open plan family/meals area with granite kitchen, walk in pantry and plenty of storage.

All 4 bedrooms are generous in size with the main featuring a walk in robe and over-size ensuite. Bedroom 2 also has a walk in robe and bedroom 3 has a built-in wardrobe. The main bathroom and laundry both have superior fit-out and there is an extra toilet.

The home is comfortably climate controlled with a fuel fired in- slab central heating system, plantation shutters, double glazing and a 7 zone ducted reverse cycle air conditioning system.

Garaging is a dream with an attached double garage with internal access and a 9m x 15m detached triple garage, double workshop and 3 phase power.

For the entertainer, there is a covered outdoor area off the rear of the home and an in-

For Sale
\$1,370,000

View
ljhooker.com.au/1GVNF9X

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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.

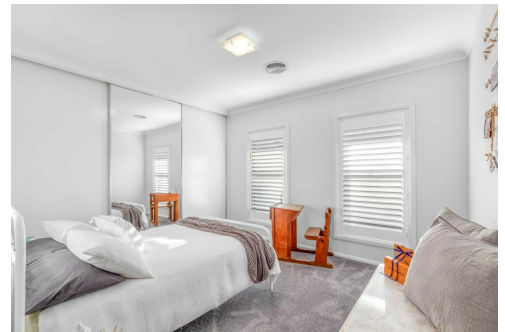
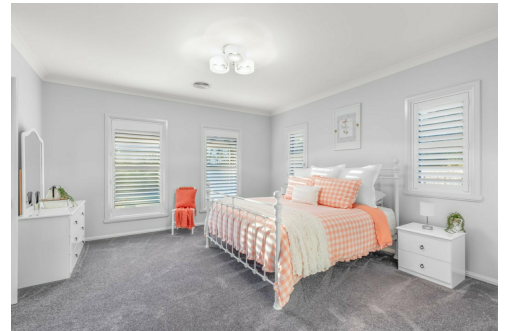
ground saltwater swimming pool with lighting, a fire pit and unique man cave in the back yard.

The 2.4 acre (9,781 sqm) block is fully landscaped, easy care and has the advantage of town water, extra rainwater tanks and a small useable paddock.

There is even a greenhouse and a variety of fruit trees including apples, plums, and peaches.

A perfect small acreage property, surely one of Portland's finest homes.

Inspection by advance appointment.



More About this Property

Property ID	1GVNF9X
Property Type	House
House Size	270 m2
Land Area	9781 m2

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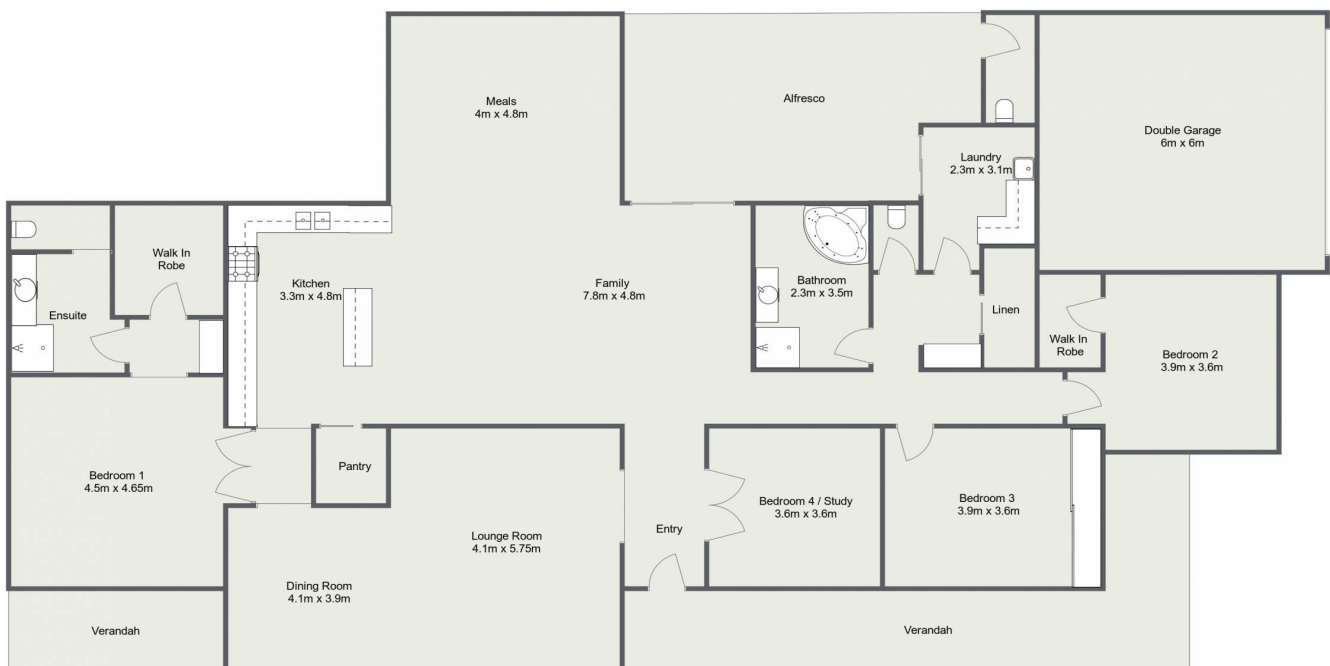
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Please Note: The above dimensions are approximate and are intended to be used as a guide only. Interested parties are urged to rely on their own enquiries.