

**11/95 Warrandyte Rd, Langwarrin, VIC, 3910**



**Sold Unit**

Tuesday, 27 June 2023

11/95 Warrandyte Rd, Langwarrin, VIC, 3910

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Will Crowder  
0397068667

## **PERFECT HOME FOR FIRST-HOME BUYERS OR INVESTORS**

Nestled in a highly coveted complex where pride of ownership is evident, this single storey 2 bedroom unit awaits its new owner. With sun-soaked rooms and a fully fenced exterior, it's ready for immediate move-in or offers endless opportunities for customization to reflect your personal style. The spacious bedrooms boast built-in robes, while the open-concept lounge flows seamlessly into a well-appointed kitchen complete with an adjacent dining area. Step outside and revel in the private courtyard and single lock-up garage with convenient access to the backyard.

Location is key, and this property certainly delivers with its prime position just a stone's throw away from top-rated schools such as Langwarrin Primary, Elisabeth Murdoch College, and near the bustling Karingal Hub shopping centre, easy access to the Mornington Peninsula Freeway, and multiple public transportation options.

While ideal for potential owner occupiers this is also a great opportunity for investors with a recent rental appraisal of \$380-\$400 per week. Ideally positioned and in tenable condition as is, this is something you could look to rent out, live in or add further value.

**TO VIEW BUYER DUE DILIGENCE CHECKLIST VIEW**

<http://consumer.vic.gov.au/duediligencechecklist>