

12 Langford Crescent, Donvale, Vic 3111



House For Sale

Wednesday, 15 May 2024

12 Langford Crescent, Donvale, Vic 3111

Bedrooms: 4

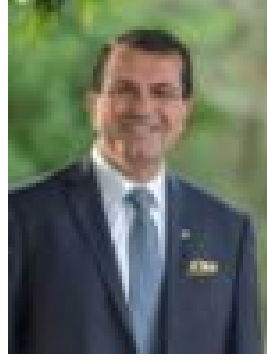
Bathrooms: 2

Parkings: 2

Type: House



Edison Kong
0435841615



Frank Perri
0414680483

\$1,250,000 - \$1,350,000

Presenting elegant interiors across a generous zoned floorplan, boasting distinct separate living, dining, rumpus and alfresco spaces, this inviting brick home offers a superb opportunity for growing families. Showcasing gleaming hardwood flooring and a sundrenched north facing deck, the residence is framed by low maintenance landscaped gardens with ample space for children's play. Enviably positioned within a peaceful cul-de-sac, surrounded by young families and just a short stroll from buses, local Mitcham Road shops, and Hillcrest Reserve Playground and tennis court, the home is also set within walking distance of Mitcham Private Hospital, lush Eastlink Trail bushland, Mullum Mullum Reserve and Halliday Park. Zoned for both Mitcham Primary School and Mullauna Secondary College, the location is also set moments from Whitefriars College, Donvale Christian College, Carey Grammar Donvale, Tunstall Square, Eastland Shopping Centre and EastLink. At the entry, a light-filled living room features a gas log fireplace and inbuilt cabinetry. An expansive separate open plan dining area is set at the rear, flowing seamlessly out to an elevated alfresco area ideal for relaxed outdoor entertaining. The private and secure backyard features a quality artificial lawn, with a picturesque Japanese maple offering vibrant seasonal colour. The stylish central kitchen comprises generous cabinetry, a walk-in pantry, an Asko dishwasher, and a freestanding 900mm Blanco stainless steel oven with gas cooktop. Three carpeted bedrooms include a master with double built-in wardrobes and a private ensuite, complemented by an airy central bathroom with a separate bathtub. A secluded study area is set at the top of the staircase, descending to a lower level featuring an immense fourth bedroom / rumpus room with polished concrete flooring and direct separate access via the backyard. Featuring hydronic heating, evaporative cooling, hardwood Tasmanian oak and jarrah flooring, lofty 2.6m ceilings on the main level, a 2.385kW solar system, excellent storage including a walk-in under-house storeroom and large wine cellar, heat lamps in the bathrooms, roller blinds, security screen doors and a 3000L water tank, the home also includes a double lock-up garage plus space for additional off-street parking. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.