

13 Langridge Crescent, Orelia, WA 6167



House For Sale

Wednesday, 12 June 2024

13 Langridge Crescent, Orelia, WA 6167

Bedrooms: 3

Bathrooms: 1

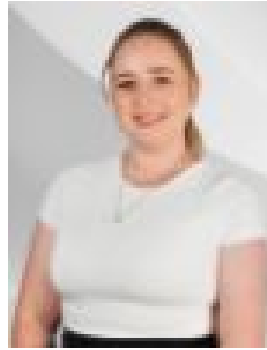
Parkings: 2

Area: 721 m2

Type: House



Angie Taylor
0865000200



Simone Bateman
0427711321

Under Offer

Imagine coming home to a place where charm meets potential, where every room tells a story, and where you have the opportunity to create new memories. This solid 3-bedroom, 1-bathroom home, complete with two toilets, is the perfect blend of character and modern convenience. Whether you're an investor seeking a promising opportunity or a family looking to make a house your own, this property offers something special for everyone. Stepping through the front door, you are greeted by the warmth of an open-plan living space. The brand new kitchen, a recent addition, gleams with modern finishes, ready for you to whip up family dinners or entertain friends. The adjoining dining and lounge areas create a seamless flow, perfect for gatherings or cozy evenings by the charming brick feature fireplace. The split system and gas point in the living area ensure comfort no matter the season. The bedrooms are generously sized, each one bathed in natural light and boasting beautiful floorboards that add to the home's timeless appeal. The recently renovated bathroom brings a touch of luxury to your daily routine. As you explore further, you'll find the true gem of this property: the expansive backyard. Situated on a rustic 721sqm block, the possibilities here are endless. Picture summer afternoons spent on one of the two patios, sipping lemonade and watching the kids play. There's plenty of room for a pool or an elaborate entertaining area, and for those with a vision, the property can accommodate a granny flat, subject to council approval. The practicality of this home doesn't end there. Side access to a large workshop and a spacious shed provides ample storage or the perfect space for your projects. Imagine the convenience of having everything you need right at your fingertips. This is not just a house; it's a place to create your dream lifestyle. A canvas waiting for your personal touch, a space where your family can grow, and memories can be made.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:

- Spacious layout perfect for modern living
- Charming brick feature fireplace
- Upgraded kitchen
- New flooring
- Air conditioned living area and master bed
- Large backyard area with room for a granny flat (STCA)
- Opposite Littlemore Parklands

LOCATION Overlooking Littlemore Park with walking tracks, this home offers a serene and private outlook. Morning walks in the park, afternoons spent exploring the trails, and weekends filled with outdoor activities are just steps away. Plus, with Medina IGA, Orelia Primary School, TAFE and Orelia Park all close by, you'll have everything you need within easy reach.

RENTAL RETURN Estimated rental return in the current market is between \$500 - \$600 pw. This property is sold with vacant possession.

TITLE PARTICULARS: Year Built: 1969 Lot Size: 721 sqm Zoning: R12.5/20 City of Kwinana Council Rates: \$1,741 p/a approximately Water Service: \$1,001 p/a approximately

Contact Angie Taylor (0417 946 056 or angie@edisonproperty.com.au) or Simone Bateman (0427 711 321 or simone@edisonproperty.com.au) of Edison Central for further information.