

**131 Langton Street, Jacana, Vic 3047**



**House For Sale**

Monday, 18 March 2024

131 Langton Street, Jacana, Vic 3047

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 695 m2**

**Type: House**



Alex Doguluer

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**\$550,000 - \$595,000**

Attention first-time homebuyers, interstate and local investors, and developers! An exceptional opportunity awaits with this stunning 4-bedroom property nestled in the heart of Jacana, Melbourne. Whether you're a discerning first-time buyer, an astute investor, or a visionary developer, this property is tailor-made for your aspirations. Strategically positioned just moments away from Jacana station, this home offers seamless access to public transport, ensuring effortless connectivity to all corners of the city. Boasting a range of modern comforts, including ducted heating and cooling, extra gas heating in the front living room, and secure off-street parking, this residence embodies both luxury and practicality. Step inside to discover a thoughtfully designed interior featuring ceiling fans in every room, 2 spacious living areas, a dedicated meals room, and a fully-equipped kitchen adorned with quality appliances including La Germania oven and ample storage space. With the added convenience of 2 toilets, 1 bathroom, built-in wardrobes, and floorboards under the carpet, this home promises a lifestyle of unparalleled comfort. Outside, the expansive backyard beckons with its private oasis, complete with a charming greenhouse, garden shed, decked BBQ area, and a generously sized garage/large shed. Additionally, this property boasts a 15kW solar system, ideal for high levels of energy consumption. Set on a substantial land size of 695m<sup>2</sup> with a frontage of over 15m, there's immense potential for renovation, rebuild, or redevelopment (STCA), making it a lucrative opportunity for savvy investors and developers alike. Jacana's enviable location ensures easy 16 minute access to the CBD and just 8 minutes to Melbourne Airport, as well as close proximity to local hospitals, Broadmeadows Tafe, VicRoads, and major shopping centers. Despite its central location, Jacana offers a serene retreat with over 30% of the suburb dedicated to parkland, complemented by extensive reserves and scenic walking trails throughout the area. Indulge in the ultimate convenience with an array of amenities nearby, including shopping centers, eateries, and services in Glenroy and Broadmeadows. Families will appreciate the abundance of schools and tertiary education institutions in the surrounding area, catering to every educational need. Don't let this rare opportunity slip through your fingers! Contact us today to arrange an exclusive inspection and secure your slice of Jacana's hidden gem. Please note that all information about this property has been provided to Ray White by third parties, and Ray White has not verified the information's accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.