

**17 Langford Avenue, Mitcham, Vic 3132**



**Sold House**

Monday, 9 October 2023

17 Langford Avenue, Mitcham, Vic 3132

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 584 m2**

**Type: House**



James Huang  
0413618880



Mary Lu  
0421386892

**\$1,238,000**

Embark on your family's dream journey right here in this tranquil oasis, brimming with the promise of creating cherished family memories. Situated in a serene enclave and just a leisurely stroll away from Rangeview Primary School, this radiant and inviting residence is an ideal fit for young families, first-time homebuyers, investors, or those looking to downsize. As you step inside, you'll be greeted by the warmth of polished wooden floors that lead you through a spacious, sunlit lounge adorned with a welcoming open fireplace. Continuing on, you'll discover a generously-sized dining area seamlessly connected to a well-appointed kitchen boasting top-quality stainless steel appliances. The allure of alfresco dining and year-round outdoor entertaining beckons from the impressive covered timber deck, which overlooks a lush north-facing garden—a haven for both children and pets, securely enclosed by fencing. An added bonus awaits in the form of a sturdy cubby house with an undercover sandpit. This charming abode comprises three spacious double bedrooms, with the master bedroom featuring a convenient built-in robe and an ensuite. A well-kept central bathroom, a separate laundry, gas ducted heating, evaporative cooling, and security features add to the comfort and convenience of this home. You'll also find a well-lit lockup garage, along with three additional off-street parking spaces, providing ample room for storage. Situated just moments away from the bus stop, you'll have easy access to local shops, as well as the recreational delights of Heatherdale Reserve and Simpson Park. Furthermore, the property falls within the sought-after Vermont Secondary College zone, and its location offers hassle-free proximity to preschools, train stations, and the EastLink freeway. • Expansive Covered Deck • Walk To Rangeview Primary School • Walk To Simpson Park Terms 10% deposit, balance 30/60 days PLEASE NOTE: Open for inspection times and property availability is subject to change or cancellation without notice. Follow us on Facebook: <https://www.facebook.com/janssenandco>