

**2/470 McClelland Drive, Langwarrin, Vic 3910**



**Sold Townhouse**

Wednesday, 29 November 2023

2/470 McClelland Drive, Langwarrin, Vic 3910

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Mitchell Lawrence

0434574888

**\$645,500**

Ideally located in a neighbourhood prized for its parks, reserves, and outstanding leisure amenities, this light-filled and spacious 3-bedroom contemporary Langwarrin townhouse is privately and securely set back from the main road in a tranquil cul-de-sac. Positioned behind a high fence and sliding gate with intercom security, the two-level rendered brick residence is fronted by a sunny and private paved courtyard with established landscaped borders. Inside, the spacious and light-filled living zone flows through to the family dining area where glass sliding doors offer seamless connection to the rear wrap-around alfresco entertaining deck. The central kitchen is well-equipped with stainless steel appliances including a Chef oven, gas cooktop and dishwasher, while the large, fitted laundry has external access, and the stylish, newly renovated powder room has been enhanced with a walk-in shower. Upstairs are the three good-sized bedrooms including the master with walk-through robe and direct access to the large bathroom/ensuite with a large spa bath and walk-in shower. Includes, central gas ducted heating and refrigerated cooling, under-stair storage, and an extra-large double garage with remote-operated door and plenty of storage space. On a compact, low maintenance 240 square meter (approx.) block, the home is positioned in a fabulous family-friendly location in the Karingal Heights Primary School and McClelland Secondary College zone. The Cedar Reserve Playground is just a few doors away, and it's close to the stunning Dame Elisabeth Murdoch Arboretum and playground, with the McClelland Sculpture Park and Gallery, the sports fields and lifestyle amenities of Ballam Park, restaurants, and cinemas of Karingal Hub, within easy walking distance. Peninsula Link freeway access is also very close for easy commuting to town or for heading further down the Peninsula.