

**21 Langrigg Avenue, Edithvale, Vic 3196**



**Sold House**

Sunday, 5 November 2023

21 Langrigg Avenue, Edithvale, Vic 3196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 705 m2**

**Type: House**



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## Contact agent

The rose wrapped veranda is the first indication of the property's exciting alfresco arrangement, which is beautifully articulated in its north-facing backyard boasting multiple undercover entertaining areas, water fountain, and Balinese feature wall set among low-maintenance lawns. When the weather calls for staying indoors, the interior provides a warm sanctuary to witness the outside world, while the generous use of glass imbues each space with a light & airy atmosphere entirely in keeping with its peaceful, coastal setting. With wraparound preparation benches, stainless-steel appliances, and serving bench, the kitchen captures the property's effortless approach to function and form-making. Three bedrooms (each with BIR) share a family bathroom, and are joined by a parents' retreat with WIR and ensuite. Underscored by a suite of contemporary restorations throughout, final floor plan elements include a full-sized laundry, woodfire heater in the family room, ceiling fans, dining room A/C, ducted heating, and a secure garage/workshop. Notable alterations include solar panels, restumping, storm-water drain upgrade, a new gas heater, and new garage LED tube lighting. Positioned within walking distance of Edithvale station and the local wetlands, the property connects with nearby arterial roads for easy access into neighbouring suburbs and beyond.