

**40 Westernport Road, Lang Lang, Vic 3984**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 14 February 2024

40 Westernport Road, Lang Lang, Vic 3984

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 877 m2**

**Type: House**



Stacey Woodfield  
0403503524



Teagan Cleaver  
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**\$450,000 - \$495,000**

Its Addressed: Owner & Director of Area Specialist – Stacey Woodfield is proud to present this fantastic home right in the heart of Lang Lang. Situated on a generous 877m<sup>2</sup> block this home is going to tick all your boxes! Immerse yourself in the charm of Lang Lang with this 3-bedroom, 1-bathroom home situated on an expansive 877m<sup>2</sup> (approx.). Nestled in a prime location, this residence offers 3 bedrooms and 1 bathroom, boasting not only a comfortable dwelling but also the convenience of being within walking distance to local amenities. Unlock the potential of your dreams with this original-condition gem. Ideal for first-time buyers eager to step into the property market, ambitious renovators ready to unleash their creativity, or savvy developers seeking the next big venture, this property presents an unparalleled canvas for your aspirations. Entertainment, and creating lasting memories with loved ones. Spacious 877m<sup>2</sup> Block: A generous canvas awaits your vision, providing ample space for expansion or redevelopment (subject to council approval). The possibilities are endless, and your imagination is the only limit! Renovation Project: Unleash your creativity! Whether you're a seasoned renovator or a first-timer, this home is ready for your personal touch. Transform it into a masterpiece that reflects your style and personality. Developer's Delight: Calling all developers! Seize the potential for a lucrative project. With an expansive 877m<sup>2</sup> block, this property could be the canvas for your next big development. Unlock the possibilities and let your vision come to life (subject to council approval) Location, Location, Location: Situated in a prime location, 40 Western Port Road offers the perfect blend of tranquillity and convenience. Close to amenities, schools, and transport, this property ensures a lifestyle that's both connected and serene. Don't miss out on this golden opportunity to shape your future. Whether you're a first-time buyer, a passionate renovator, or a visionary developer, 40 Western Port Road is your canvas for success. Act now and make your mark on this unique property! Our signs are everywhere... For more Real Estate in Lang Lang contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.