

**44 Southgate Road, Langford, WA 6147**

**House For Sale**

Wednesday, 15 May 2024



44 Southgate Road, Langford, WA 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 395 m2**

**Type: House**



Viktor Sutrisno  
1300101787



Gidae Song  
1300101787

## OFFERS

Nestled in the heart of a thriving community, this charming 3-bedroom, 1-bathroom residence presents a unique opportunity for comfortable family living. Situated within the esteemed Lynwood Senior High School catchment area and just moments away from lush parks, Langford Village, and the bustling Carousel Shopping Centre, this home offers both convenience and tranquility. Upon entering, you are greeted by a secure main entrance adorned with a sturdy security door, ensuring peace of mind for you and your loved ones. Step into the spacious formal lounge room, where split air-conditioning provides year-round comfort, creating the perfect space for relaxation and entertainment. Adjacent, the meals area seamlessly integrates with the lounge, fostering an inviting atmosphere for shared meals and gatherings. Renovated to perfection, the kitchen boasts modern amenities including a gas cooktop, pantry, and ample cupboard space, making meal preparation a delight. Security windows further enhance the sense of safety and serenity within the home. A thoughtfully designed layout includes three generously sized bedrooms, two of which feature split air-conditioning systems and built-in robes, ensuring everyone has their own retreat to unwind. The main bathroom, complete with a convenient shower, caters to the needs of the household. Outside, a private outdoor patio invites alfresco dining and leisure, overlooking the expansive backyard where children and pets can play freely. Additional features include two garden sheds for storage convenience, an undercover carport, and the absence of strata fees, providing financial freedom. Strategically positioned near schools, public transport options, and verdant parks, this home offers an unparalleled lifestyle of comfort and convenience. Don't miss the chance to make this unique property yours and embark on a journey of harmonious family living. No strata fees! Contact Vicktor Sutrisno and Gidae Song of Team Sutrisno to make your enquiries. Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.