

40 Ruby Avenue, Langford, WA 6147



House For Sale

Friday, 12 July 2024

40 Ruby Avenue, Langford, WA 6147

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



JD Devgan

0450170006

Mid \$700k's

Supremely positioned in a sought-after pocket of the suburb, this home represents everything good about living in Langford! Impressive upon entry, with quality finishing and large open spaces to suit your family entertainment needs. This well-designed home is sure to attract a lot of interest. Take a good look at the floor plans available to see the scale of this offering.

Internal Features:

- * Your journey through the home starts with the front door, leading into the formal living and dining area with unique chandelier light fittings, attractive tile floors which flow through the rest of the main living areas of the home.
- * The large master bedroom can easily accommodate a king size bed, with generous sized walk-in-robe, carpet floor, windows for natural light. The ensuite features high quality fixtures and fittings including vanity and storage space, shower, huge mirror, and separate toilet.
- * The expansive and light-filled heart of the home consists of a functional kitchen, an open plan dining and living area, tile floor, windows and flows seamlessly to the outdoor area making it ideal for entertaining guests or spending quality time with family.
- * Kitchen featuring high quality appliances, benchtop with storage, gas stove, dishwasher, pantry, fridge recess and cupboards for extra storage.
- * Activity/Games room overlooking the backyard and pool with carpet floors. This space could also easily be used as a theater room, library, gym, a bar setup or whatever else you need.
- * Bedroom 2 with carpet floor, window for natural light.
- * Laundry with linen closet, storage cabinets and a sliding door access to rear. Separate toilet.
- * Bedrooms 3 & 4 are very spacious; room for a double or a queen bed in both. Featuring built-in robes and carpet flooring.
- * Main bathroom enjoys a separate shower, bathtub and a vanity.

External Features:

- * 500sqm, 2001 built, green title, north east facing.
- * Wood fired pizza oven.
- * Swimming pool.
- * Two car garage with shopper's entry to the kitchen and door access to the backyard.
- * Paved front driveway and space for parking extra vehicle/s.
- * Security cameras around the house.
- * Strategically positioned in close proximity to schools, public transport, serene parks, local shops and amenities.
- * Quick drive to Carousel Shopping Centre.
- * In close proximity to multiple facilities and parks including Jenkins Lane Reserve, Walter Park, Chemist warehouse, Brookman Primary School, Perth Airport and many more. An absolutely prime location!
- * Easy access to major roads and highways.

Currently leased at \$650/week on a periodic lease. Privately managed. This home is sure to attract a lot of interest! Call JD Devgan at 0450170006 today if you have any additional questions, or want details about available private inspections and upcoming home opens.