



## 2a Langford Avenue, Mitcham AUCTION



### Single level sensation for nesting or investing

How often do you find a home that's freestanding, low-maintenance, and perfectly positioned in one of Mitcham's most popular pockets? Those searching for a while will know the answer is rarely.

#### Features you will love:

- Three-bedrooms, two-bathrooms, including a master with a walk-in robe and ensuite
- Large, light-filled living space with ample room for an open study if required
- Generous dining area adjoining a kitchen with stainless-steel Blanco appliances
- Inviting open-air alfresco deck for entertaining or quiet relaxation
- Rear grassed yard that's the perfect play space for children or pets
- Single lock-up garage plus an additional off-street parking space
- A combination of polished timber floors and quality carpets underfoot
- Gas ducted heating and evaporative cooling to maintain year-round comfort
- Zoned to prime schools, including Vermont Secondary College and Rangeview Primary
- Close to Eastlink and Mitcham and Heatherdale Stations, plus a variety of local buses
- Near shopping precincts including the Rangeview strip, Eastland, and Brentford Square
- Enjoy the greenery of Simpsons Park, Somers Trail, Buckanbe Park, and Heatherdale Reserve

Offering quality living across a favoured single level, the home caters perfectly to first home buyers, young families, downsizers, and those with an eye for a sound investment.

#### Features

2 Toilets  
Built-In Robes  
1 Ensuite  
1 Living Area

#### Land size

277.00 Sqm



**Ingrid Ward**

Principal - Ingrid Ward Property

M: 0448 300 764

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**Auction**

10th Sep 2022 11:00AM



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2A LANGFORD AVENUE, MITCHAM / INTERNAL 110m<sup>2</sup>



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