



**27 James St, Lang Lang**



## LARGE BLOCK, HUGE SHED, FAMILY HOME!!!!

Great location in the township of Lang Lang and within strolling distance to shops, school, new adventure park, footy ground and hotel is this desirable brick family residence situated on a very appealing 1,075 sq.m. block.

The established gardens and circular driveway adds to the street appeal when arriving at the property. A wide front entrance welcomes you into the formal living with polished floor boards, large windows offering plenty of natural light, wood heater and split-system air conditioning. There is an arched doorway which flows through to the sizeable kitchen/meals area helping to keep the areas both warm and cool through both winter and summer months. Offering 4 bedrooms including master with ensuite. Centrally located is the family bathroom and there is also an extra room which can be utilised for either an office or rumpus room giving the kids extra space to play. The home offers a good floor plan for the growing family. Step outside from the meals area to the undercover entertaining area allowing all year round bbqs with protection from the elements. The WOW factor is the 18m x 6m shed with concrete floor, own switchboard, running water plumbed, coonara woodheater. Not many houses old or new have shedding this size suitable for four or more vehicles or would make a great mancave. The beautiful established low maintenance backyard has an orchard boasting golden delicious, peach, nectarine, apricot and lemons trees. Additional features of this property include –

- \* Circular driveway
- \* Fully fenced backyard

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2388
<b>Land Area</b>	1,075 m2

### Agent Details

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- \* Expansive concrete area
- \* 5 tanks for watering gardens
- \* Floodlights
- \* Woodshed
- \* Natural gas at front of property

Packed with features this property is sure to impress. This large allotment creates the perfect sanctuary for all the family to enjoy. Easy commute to Pakenham, Korrumburra and Phillip Island.

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

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