

47 Langford Road, York







SPACE, CONVENIENCE AND MODERN CHARM - under offer - home open cancelled!

Elevate your family's living experience in this modern, exceptional home only five kms from York town centre!
Positioned in the York Estates area flanked by picturesque hills, there is plenty of space here for any growing family amidst expansive grounds to enjoy nature and the tranquil life, with the added convenience of being only minutes from town and friendly neighbours.
At just 3.5 years old, freshly painted throughout and modern to the core, this home is tailor-made for easy living and provides one lucky family with abundant room to move and options aplenty! Positioned with a backdrop of the Avon Valley hills, moments from Mt Brown look-out and Wambygine Hill, you couldn't be better placed to enjoy scenic views, fresh-air and a wonderful sense of openness, all within a 5km drive to York Centre with its plentiful facilities and amenities including local IGA, bakery, pubs, cafes, schools, day care centre and swimming pool.
Step into a huge open-plan living area, perfect for spacious family living and entertaining, overlooking a generous kitchen and dining area with a stunning backdrop of the hills beyond. The kitchen is a modern zone boasting plenty of benchtops, cupboards, new double sink, gas stovetop with a generous walk-in pantry while the spacious living room opens out to an alfresco verandah. Perfect for summertime BBQ's, outdoor dining, entertaining with friends or simply relaxing, enjoy a splash of green with easy-care artificial lawn and perch with a glass of beer or wine in hand at sunset and enjoy outdoor family meals overlooking expansive surrounds and a vast, star-studded sky.

4 2 2 2,001m2

Price	SOLD for $560,000
Property Type	Residential
Property ID	31442
Land Area	2,001 m2
Floor Area	153 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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Languish in a home with generous-sized bedrooms, the main featuring an ensuite and walk-in robes, huge, open, airy, living areas, modern creature comforts, and all the room you could possibly want, far from the madding crowd. The kids will love their outside space too, a blank canvas that is ready for any green thumb to bring to life their own creative landscaped vision, or simply leave as is and enjoy a low-maintenance lifestyle.

A newly installed fence and gate and security door with built-in pet door is ready in place, providing a home and haven where family pets will thrive, with a dog park just a few minutes away. A contemporary home where all the work has been done for you, enjoy a sensational aspect over the Avon Valley Hills, space to roam and play, plus easy proximity to all amenities and services with York District High School just a short drive away. A home offering the very best of the country life with modern convenience all rolled into one! For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.

Features include:
Land Size 2,0001sqm
Floor Area 153sqm
Freshly painted throughout
Four bedrooms – all with timber-look flooring, ceiling fans
Two bathrooms – one ensuite, one family bathroom with bath
Main bedroom with modern ensuite and walk-in-robes
Well-appointed kitchen featuring ample cupboards, benchtops, new double sink, built-in oven, gas stovetop, generous walk-in shelved pantry
Split system air-conditioning in living areas
Separate laundry with sliding door to exterior
Newly installed fence and gate, security door with pet door
Paved, undercover alfresco area off living area, with easy care artificial lawn
Verandah at front of home
Double carport
Blank canvas at front of home- enjoy its zero/low maintenance or create your own dream garden

Location (approx. distances):

Public transport available
Mount Brown lookout & picnic/BBQ area 3.5km
York District High School 4.4km
York 5.1km
York WA Golf Club 11km
Northam 35kms

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