

1 Westernport Road, Lang Lang, Vic 3984

AREA SPECIALIST

House For Sale

Thursday, 9 January 2025

1 Westernport Road, Lang Lang, Vic 3984

Bedrooms: 4      Bathrooms: 2      Parkings: 6      Area: 1490 m2      Type: House

**\$920,000 - \$990,000**

Its Addressed: Mark Sewell, your local Area Specialist, is excited to present a unique opportunity in the heart of Lang Lang. This stunning character home, built in 1908, sits proudly on a spacious 1,490m<sup>2</sup> allotment, offering timeless charm and exceptional versatility—all within walking distance of Lang Lang's vibrant amenities.

**Key Features of the Home:**

- Spacious Bedrooms-** Four generously sized bedrooms.- Master suite includes a full ensuite and walk-in robe.- Two front bedrooms feature original fireplaces, adding charm and warmth.- A second master bedroom at the rear boasts a semi-ensuite and built-in robe.
- Gourmet Kitchen-** Well-equipped with quality appliances, including a gas cooktop, electric wall oven, dishwasher, and island bench.- Flooded with natural light and complemented by a formal dining area.
- Multiple Living Zones-** Family-friendly layout featuring multiple living spaces, including a pool room with a bar—ideal for entertaining.
- Modern Comforts-** Zoned ducted heating, three split system air conditioners, and four fireplaces for year-round comfort.- Solar-powered hot water system, 6.1kW solar with battery backup, and three separate hot water services.
- Outdoor Features:-** Covered Entertaining Area- Perfect for year-round gatherings, with all-weather blinds for added comfort.
- Versatile Shed & Carport-** A 21x7m shed with two access points, three-phase power (separately metered), concrete flooring, and eight solar panels.- Additional shedding and a two-bay carport for extra storage.
- Practical Additions-** Freshwater tanks and town water supply.- Full security system throughout.- Separate laundry and office space, ideal for trades or home businesses.
- Abundant Storage-** Ample space for caravans, boats, and trailers.
- Zoning Opportunity:-** Zoned Commercial 1, offering the potential to live and operate a business from home. Perfect for medical, consulting, office spaces, or trade services.
- Prime Location:-** Centrally located in Lang Lang, within walking distance to schools, cafes, a supermarket, V/Line bus services, and more.- Quick access to the South Gippsland Highway ensures convenient travel.

**Contact Information:** Don't miss out on this exceptional property with endless possibilities. For more information or to arrange an inspection, contact: Mark Sewell on 0413 719 821

This is your chance to own a piece of Lang Lang's history—combine timeless charm with modern functionality and endless potential! For more Real Estate in Lang Lang contact your Area Specialist.

**Note:** Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.