

Auction this  
Sunday  
at  
11:00am



## 3 Langdon Road CAULFIELD NORTH

4 3 2

### Tremendous Home With Space Galore

This supremely comfortable 4 bedroom 3 bathroom town residence offers all the advantages of a full-scale family home but without the hassle of upkeep. Filled with abundant natural light, it also makes perfect sense for downsizers or empty nesters seeking low-maintenance living without compromising on space when entertaining.

The lower level showcases a beautifully bright formal lounge and dining room, open-plan kitchen with breakfast bar overlooking a casual family/meals area, a bedroom, powder room/bathroom, laundry and a double garage with the total peace-of-mind of direct internal entry. Providing an attractive setting for al fresco enjoyment and summer barbeques, the easy-care landscaped courtyard with a sunny northerly orientation compliments the home. The downstairs bedroom could also be used as a home office with a separate entrance.

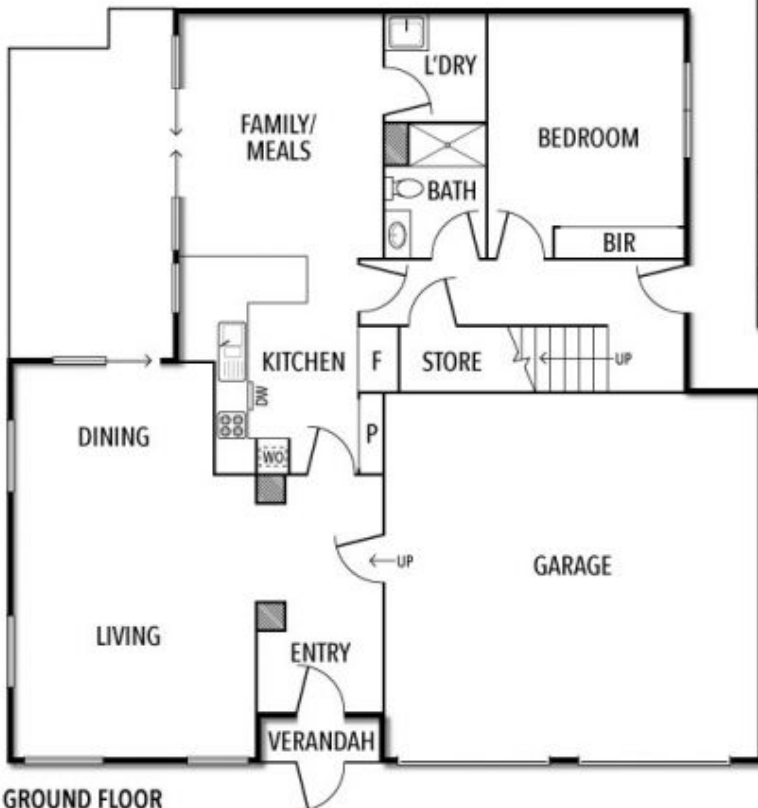
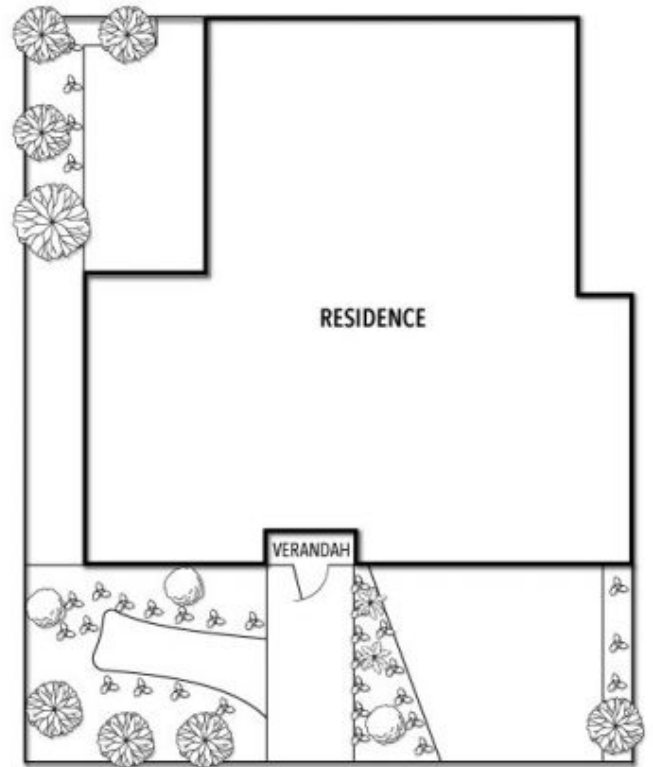
Upstairs offers a huge main bedroom with balcony and ensuite, two further bedrooms, a family bathroom and an enormously versatile sitting room with plenty of space to create a 5th bedroom with the addition of an internal wall.

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FIRST FLOOR



GROUND FLOOR

