



## 12 Gerald Drive LANGWARRIN VIC

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A great first home keenly priced and perfectly positioned with potential to subdivide (STCA), this surprisingly large 3 bedroom home on 962sqm (approx) is full of possibilities.

An easy stroll to neighbourhood shops and just around the corner from Langwarrin's Lloyd Park sporting precinct and a local playground, the solid brick home offer exciting scope to modernise with 2 large living areas, 2 bathrooms, a fantastic covered alfresco entertaining area and a large backyard with a series of garden sheds perfect for hobbies or storage.

Zoned for Langwarrin Primary School and Elisabeth Murdoch College and set among well-maintained homes close to the Long St shops, life doesn't get much easier

**Type** : House  
**Price** : \$ 760,000  
**Land Size** : 962 sqm  
**View** : <https://www.crowdercre.com.au/8453234>



**Will Crowder**  
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**Ben Crowder**  
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[For full version visit the website](https://www.crowdercre.com.au)

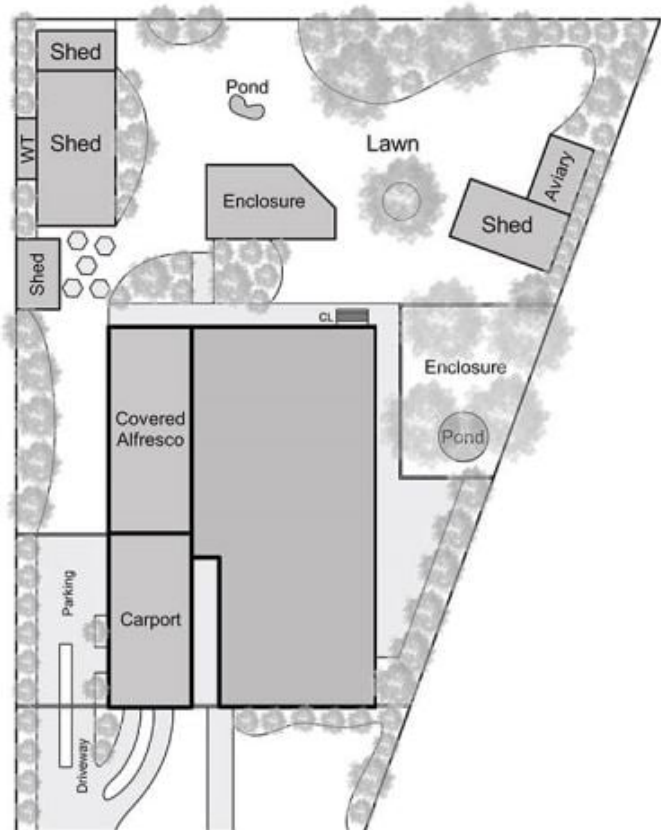


Internal area = 12.4 squares (approx)  
 External area = 4.8 squares (approx)  
 Carport area = 3.2 squares (approx)  
 Total area = 20.4 squares (approx)

Land area = 962 sqm (approx)



Floor Plan



Site Plan

## 12 Gerald Drive, Langwarrin

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222