



45 Langford Drive Kariong, NSW

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Great Family Home

Situated in the highly desirable suburb of Kariong, this beautiful three-bedroom home will surely tick all the boxes for the entire family.

This property is a fantastic brick and tile home with plenty of appealing features. The freshly renovated aspects include new paint throughout which adds a modern touch. The undercover patio area make it ideal for both daily living and entertaining guests.

Nestled in a quiet neighbourhood, you'll enjoy peaceful and tranquil surroundings every day. Being close to the M1 Motorway, schools, parks, and other amenities also enhances its convenience.

Features include:

- 3 Spacious Bedrooms: 2 with built-in wardrobes offering space for the whole family.
- Open Plan Kitchen: With gas cooking.
- Split system air conditioning: Ensuring comfort year-round.

Price: \$840,000 - \$890,000
Council Rates: \$430.57 p/q
Water Rates: \$216.32 p/q



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Site Plan



Floor Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.