

# Langley 32.

— 4 + 2 BED — 2.5 + 1 BATH — 2 + 1 CAR

— 298.8m<sup>2</sup>



**This house and granny flat is an ideal investment, featuring a separate entrance and dedicated carport for added convenience.**

The Langley 32 is a double storey house and granny flat design, offering the best of both worlds - a contemporary family home plus a private 2-bedroom granny flat.



<b>Total area</b>	<b>298.8m<sup>2</sup></b>
House length	16.5m
House width	13.58m
Block width	16m

Living	4.77 x 3.27
Dining	4.52 x 3.00
Kitchen	2.50 x 3.28
Alfresco	5.00 x 3.06
Garage	5.63 x 5.53

Granny flat	6.18 x 12.63
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Master bedroom	4.04 x 3.80
Bedroom 2	2.88 x 3.03
Bedroom 3	3.00 x 4.38
Bedroom 4	3.33 x 3.26

#### UPGRADED ITEMS

All upgraded items are indicated in **gold**, featuring enhancements such as:

- Full joinery fit-out in the alfresco



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