



**Auction at Doltone House, Club Marconi,
Thursday 16th May at 6pm**

Raine&Horne



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2 Langland Street, Wetherill Park

\$1,000,000 Guide

Auction: May 16 @ Marconi Club

Auction at Doltone House, Club Marconi, Thursday 16th May at 6pm

This solidly built double storey brick and tile home on a north-east facing 562m2 corner block offers genuine dual living across two fully self-contained light-filled levels, just perfect for the extended family or suitable to live on one level and rent out the other for passive income.

Other than a shared laundry on the ground floor, each storey can be independently occupied; and it is a great family-friendly floor plan facilitating excellent separation of living for the family with teenage children who can live upstairs boosting privacy for the parents.

Summary of features:

- 4 bedrooms all with built-in robes, ensuited master on ground floor
- 2 bathrooms – with modern fully tiled family bathroom upstairs
- Three separate living areas plus study, two full sized kitchens
- Split system air-conditioning, timber-look floating floors in upper living

Property ID: L26610837

Property Type: House

Garages: 2

Land Area: 560.7 sqm

Sam Ruisi

0423 220 725

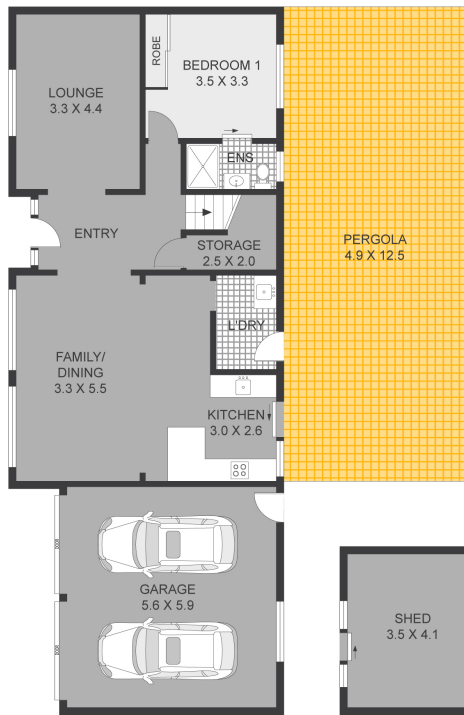
sam.ruisi@wetherillpark.rh.com.au

- North facing Juliet balcony off rumpus, massive covered rear pergola
- Wonderful alfresco entertaining for those special occasions & celebrations
- Double lock-up garage, dual street frontage, additional onsite parking
- Generous storage throughout + lock up garden shed in backyard
- Low maintenance yard with areas for children and pets to play outdoors
- Short walk to bus, Stockland shopping centre, local parks/playgrounds
- Walking distance to schools, hospital, leisure centre, and golf course
- 25 minutes to Western Sydney Airport, 45 minutes to Sydney Airport
- Tightly held property in ultra-convenient location increasingly sought after

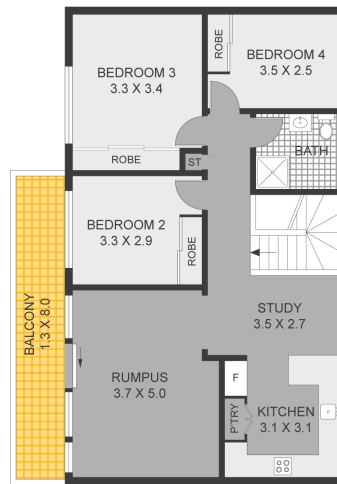
This is a substantial property with great street presence, plenty of potential to value-add and excellent versatility in terms of use including dual occupancy and work-from-home possibilities; so close to a range of amenities from educational, health, retail, and sporting/leisure – it is going to appeal to many buyers for many reasons.

Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

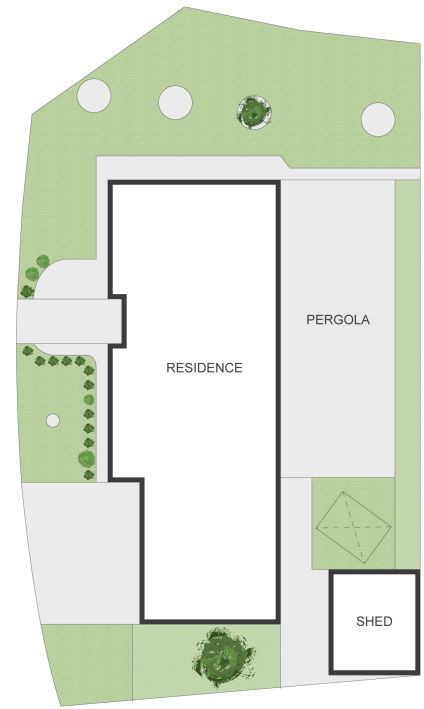
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GROUND FLOOR



FIRST FLOOR



SITE PLAN



WETHERILL PARK

2 LANGLAND STREET

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Raine & Horne
Wetherill Park