



2/40 Langrigg Avenue EDITHVALE VIC 3196

3 2 2

\$720

Date available: 3 November 2025

[Book Inspection](#)

## HAMPTONS RESIDENCE

Located at the private rear of the block, this Beach Chic Hamptons inspired residence has been custom built to reflect impeccable style and class. This beautiful home is ready for one lucky family to call home and impress their family and friends.

Property features include:

- Â· Hamptons style architecture throughout with generous high cathedral vaulted ceilings, sky lights and feature lighting throughout
- Â· Lounge room with gas log fire for those cozy nights looking outwards to the fully landscaped private gardens with feature Hamptons mirrors to accentuate the space
- Â· Easy flow floor plan featuring with Faux travertine floors throughout, open plan Kitchen, lounge and dining room living zones with large floor to ceiling windows with inside outside feel
- Â· Alfresco area with covered outdoor dining with vaulted ceilings and stone floors next too manicured garden space
- Â· Kitchen features stone benchtops, integrated dishwasher, induction cooktop and electric oven
- Â· Study alcove
- Â· Main bathroom feels like a 'European Grecian' hideaway with floor to ceiling tiles, shower over bath and euro laundry with Garden access

- Â· Master bedroom with mirrored robes, ensuite, study/makeup desk and external access to the back yard
- Â· Two further double bedrooms with mirrored robes and external access
- Â· Additional features include quality carpets, split system heating and cooling, feature LED lighting throughout
- Â· Double lock up remote garage with internal access
- Â· Outdoor storage shed
- Â· Fully fenced, landscaped for privacy and quality outdoor summer entertaining
- Â· Very private and quiet rear of block house with single level living

Located on one of the most coveted streets of Edithvale within 5 mins walk to train station and the beach.

Looking to inspect this property?

We make it easy for you to arrange and attend an inspection with Metropole.

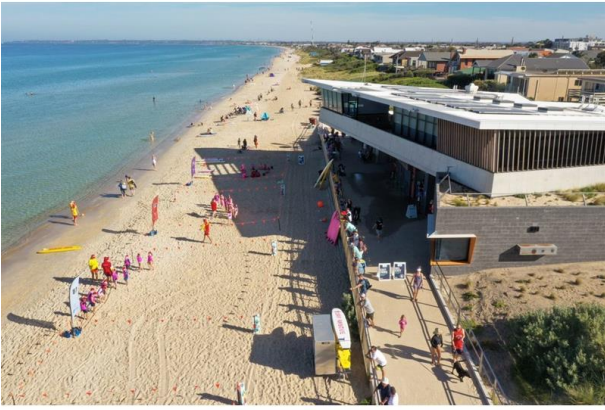
Simply register for one of our advertised property inspections or submit a request for another time that suits you better.

Please ensure that you do register your interest so we can make sure that you are kept up to date with any changes or cancellations.

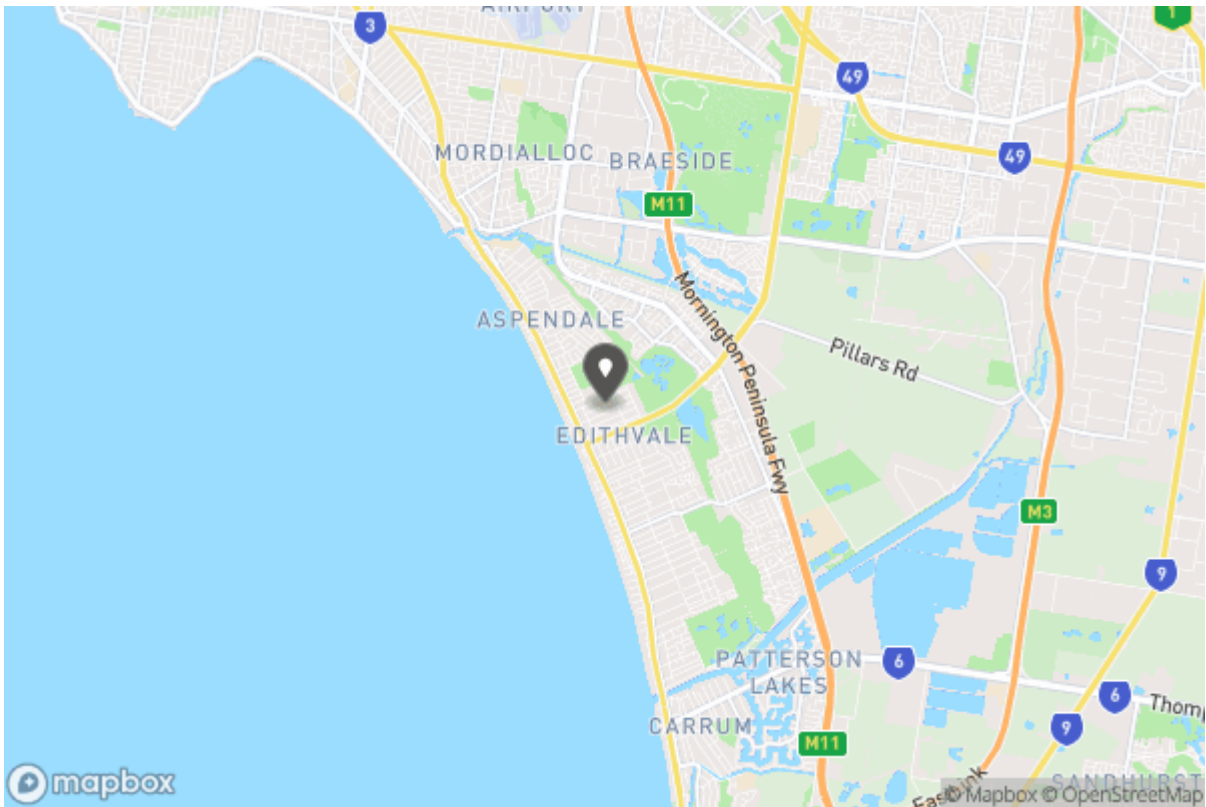
# Gallery







# Location Map





Don't forget to  
confirm your  
inspection by  
SMS or email

Kate Ilinova

03 9591 8888

klinova@metropole.com.au

03 9591 8888

Level 2, 181 Bay Street

Brighton VIC 3186



## Why Book with Metropole Melbourne

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=metropolemelbourne&uniqueID=IRE2320261>