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## DUPLEX



2-4 Langtree Avenue, Pascoe Vale



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### Location

2 & 4 LANGTREE AVENUE,, PASCOE VALE SOUTH VIC 3044 - Property No 41811

### Municipality

MERRI-BEK CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO318

### Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on - September 24, 2004

What is significant?

The duplex, constructed in 1954, and the low brick fence and contemporary landscaping at 2-4 Langtree Avenue, Pascoe Vale South.

How is it significant?

The duplex, fence and landscaping at 2-4 Langtree Avenue, Pascoe Vale South are of local aesthetic significance to the City of Moreland.

Why is it significant?

Of aesthetic significance, as a very good example of a post-war brick duplex in Pascoe Vale South with complementary contemporary landscaping including fencing and planting. (AHC Criterion E.1)

Heritage Study/Consultant	Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Construction dates	1954,
Other Names	Houses, Individual,
Hermes Number	56768
Property Number	

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## Physical Description 1

Nos. 2-4 Langtree Avenue is a two storey glazed magnesium and cream brick duplex with a hipped glazed clay tile roof. The houses are split by a staircase which leads to the entries at first floor level. Either side of the staircase at ground floor level is a garage. The duplex is largely magnesium brick at ground floor and cream brick at first floor level, with cream brick chimneys. Windows are steel framed. A low terraced cream and magnesium brick fence fronts the property to Langtree Avenue.

There are a number of mature plantings which are probably contemporary with the building.

## Physical Conditions

Excellent

## Integrity

Minor Modifications

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*