



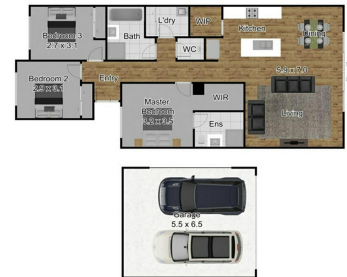
LJ Hooker



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This marketing is for illustrative purposes only and does not constitute an offer. Please refer to the contract for more details. All measurements are approximate and subject to change without notice.

## Cranbourne East, 12 Chancery Lane

### MODERN & STYLISH!

Opening onto a beautiful park reserve, this cosy 3 bedroom home is conveniently located close to shopping, schools, and health and wellness facilities.

Inside, the home offers floating timber floors flowing from the entry and throughout the living area. The modern kitchen features stainless steel appliances, caesar stone bench tops, and a large walk in pantry, that overlooks the separate dining area, and the star of the show, which is the beautiful open-plan living area, offering nourishing airflow and generous sunshine to enliven the living space.

All three bedrooms are a good size with a full ensuite and a walk in robe to the master, with the other 2 having double built in robes and are serviced by the main bathroom.

There is gas ducted heating for the winter and ducted evaporative cooling for the warm summer months.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$520pw | \$2,260pcm

**View**  
By Appointment

**Contact**  
**Brooke Foster**  
brooke.foster@ljhcasey.com.au

**LJ Hooker Hampton Park**  
**(03) 9702 8388**

The local facilities provide for convenient daily living. The side-accessible double remote garage that backs onto Chancery Lane, and the open-plan living, also opens onto a safe and roomy paved courtyard. This spacious outdoor access is ideal for social gatherings. All of this, is opposite a park and playground, a short stroll to Cranbourne East Primary Schools, Casey Grammar, Chisholm College, Casey Race, Cranbourne Library, Casey Fields Sporting Grounds, a Childcare Centre, Bus stop and in close proximity to Supermarkets and the main Cranbourne Centro Shopping Centre.



RENT PER CALENDAR MONTH = \$2,260.00

BOND = \$2,260.00

## More About this Property

<b>Property ID</b>	47X4MFHE
<b>Property Type</b>	House
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Built-in-Robes Close to Schools Close to Shops

### Brooke Foster

Property Manager | [brooke.foster@ljhcasey.com.au](mailto:brooke.foster@ljhcasey.com.au)

### LJ Hooker Hampton Park (03) 9702 8388

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