



34 Duff Street, Cranbourne

## WELL MAINTAINED 3 BEDROOM!

Close to absolutely everything, this perfectly located and well maintained 3 Bedroom plus study, family home is positioned on an approximately 700m<sup>2</sup> block.

Features include:

- 3 bedrooms all with built in robes
- Enclosed study space, which could be easily converted to a 4th bedroom
- Central bathroom, with separate shower and bath space
- Large L shaped formal lounge and dining area
- Separate kitchen and meals area
- Kitchen features dishwasher, and gas cooking
- Tiber flooring throughout
- Ducted heating and evaporative cooling for year round comfort
- Outdoor pergola, large garage and workshop with double side gate access.

All of this is only a short walk to the Train Station, Bus Stop, Primary School, Kindergarten, Sporting Ground and Park and a Cranbourne Shopping Centre, Casey Medical Centre, Secondary School, cafes and take away foods.

RENT PER CALENDAR MONTH = \$2,216.00

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.

3  1  2 

### FOR RENT

\$510pw | \$2,216pcm

### VIEW

Sat 21st Mar @ 9:00AM - 9:15AM

### AGENTS

Brooke Foster  
brooke.foster@ljhcasey.com.au

### AGENCY

LJ Hooker Hampton Park  
(03) 9702 8388



BOND = \$2,216.00

## MORE DETAILS

Property ID 47YC5FHE  
Property Type House  
Including Air Conditioning  
Ducted Heating  
Evaporative Cooling  
Dishwasher  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Close to shop  
Close to transport  
Heating

### Brooke Foster

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

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

Shop 20, Hampton Park Shopping Centre, 166 Somerville Road,  
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