



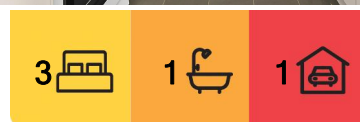
## Berwick, 6 Tambo Way

Charming 3-Bedroom Home in Prime Parkside Location — Walk to Everything!

Nestled in a quiet cul-de-sac and perfectly positioned to overlook lush parkland, this immaculately presented 3-bedroom home offers the ideal lifestyle for downsizers, first-home buyers, or savvy investors. With unbeatable convenience just 300 metres from Timbarra Shopping Centre and a short drive to Fountain Gate and Berwick Village, this property blends peaceful living with everyday ease.

From the moment you arrive, you'll be captivated by the home's delightful street appeal. Step inside to discover a bright, tiled formal lounge complete with split system air conditioning for year-round comfort. The well-appointed kitchen is light-filled and functional, featuring gas cooking, generous cupboard space, and a seamless view into the spacious meals and dining area-also climate controlled with a second split system.

Flowing from the dining area, enjoy effortless indoor-outdoor living with a large pitched-roof



**For Sale**  
\$670,000 - \$720,000

**View**  
[ljhooker.com.au/1XCUFBS](http://ljhooker.com.au/1XCUFBS)

**Contact**  
**Darren Saxon**  
0418 341 722  
[darren.saxon@ljhcasey.com.au](mailto:darren.saxon@ljhcasey.com.au)

**John Deo**  
0411 873 123  
[john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)



**LJ Hooker Cranbourne**  
**(03) 5996 4777**

**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.



pergola, ideal for entertaining family and friends. The compact backyard is low-maintenance and perfect for a small pet to enjoy.

At the front of the home, the master bedroom offers privacy and practicality with a walk-in robe and two-way access to a stylish central bathroom and separate toilet. Two additional bedrooms, both with built-in robes, are positioned at the rear, providing the ideal layout for families or guests.

Additional features include:

- Remote single garage with rear access
- Two split system air conditioners + gas ducted heating throughout
- Easy-care tiled living zones throughout
- In close proximity to Timbarra Primary School, cafes, restaurants, Coles, gym, medical services, and more

This is a rare opportunity to secure a tidy, low-maintenance home in a highly sought-after Berwick location. Don't miss out-homes in this tightly held pocket are rarely available for long.

Inspect today and experience the lifestyle you've been searching for!

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.

## More About this Property

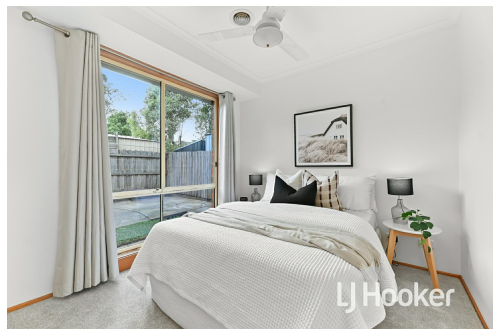
Property ID	1XCUFBS
Property Type	House
House Size	107 m2
Land Area	324 m2
Including	Ensuite Air Conditioning Ducted Heating Built-in-Robes Alfresco Carpeted Close to Schools Close to Shops Close to Transport

**Darren Saxon 0418 341 722**  
 Sales Agent / Licensed Estate Agent | darren.saxon@ljhcasey.com.au  
**John Deo 0411 873 123**  
 Director | john.deo@ljhcasey.com.au

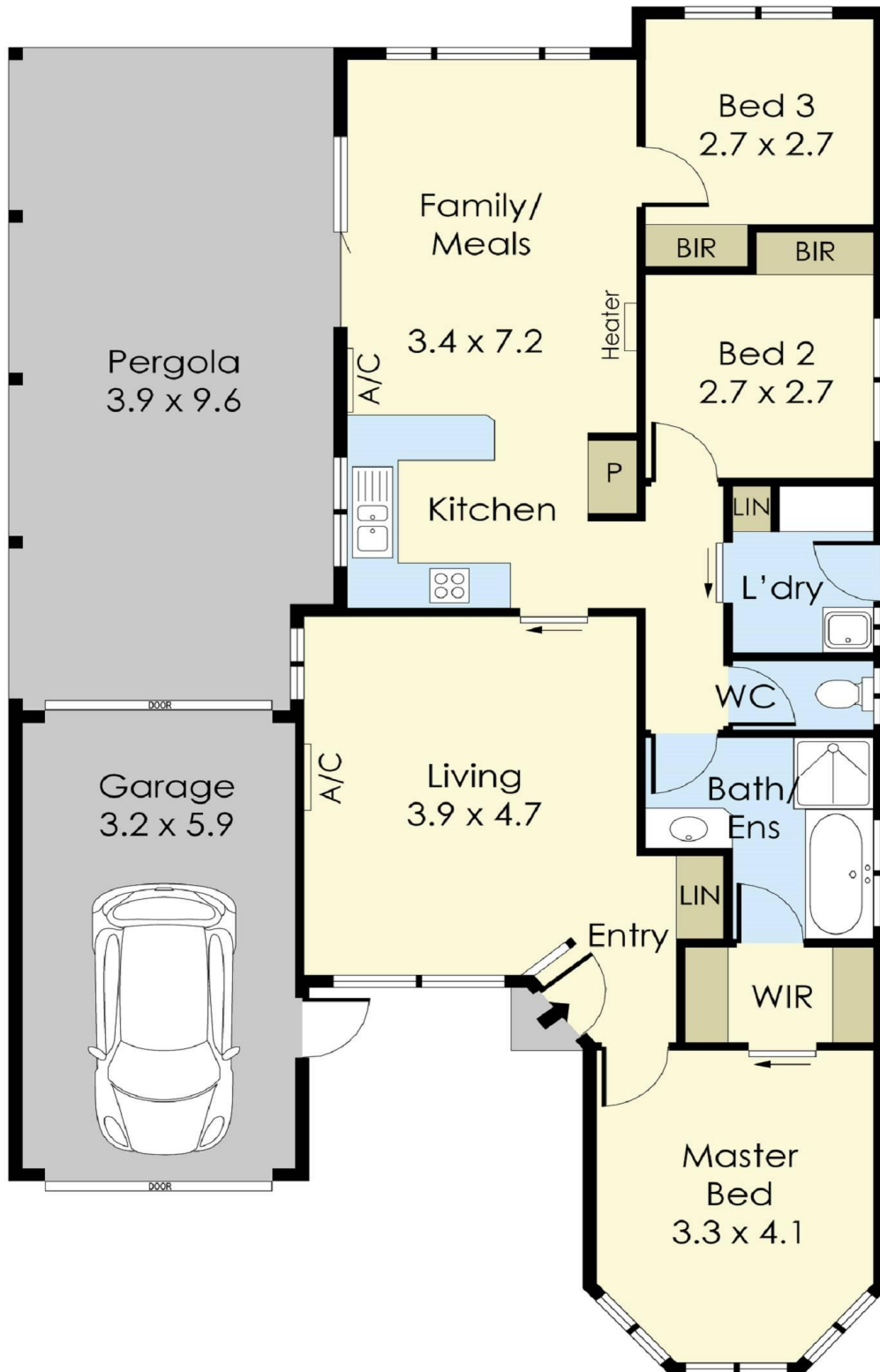
**LJ Hooker Cranbourne (03) 5996 4777**  
 119 High Street, CRANBOURNE VIC 3977  
 cranbourne.ljhooker.com.au | john.deo@ljhcasey.com.au



**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.



**LJ Hooker Cranbourne**  
**(03) 5996 4777**



6 Tambo Way, Berwick

This floorplan is for illustration purposes only and no warranty is given to its accuracy.  
Purchasers are advised to carry out their own investigations.