



4 Cranbourne Street, Chermside West

3 1 2

## A First Time Sale Since 1977.

Be only the second owner of this lovely home in nearly five decades. A large internal floorplan includes a spacious primary living area, eat-in kitchen, and entry sunroom. All of the rooms are adjoining, creating a semi-open plan space. Three well-appointed bedrooms are present as well. There is ample storage in the huge shed at the rear of the home. Perfect as a man-cave, workshop space, or simply the place to store everything away this huge area is a great addition and so rarely found.

602sqm of land underpins this offering, as does a 20m frontage. A blank canvas and a brilliant opportunity secure home ownership, this property provides renovation or new-build potential, as well as being a sub-division site (STCA).

Features include but not limited to:

- 602sqm block with a 20m frontage.
- Small-lot sub-division site - subject to BCC approval of course.
- Three well-appointed bedrooms.
- Secure car parking and laundry beneath the home.
- Spacious open-plan living/dining room.
- Tidy bathroom.
- Large shed at the rear of the backyard.
- Waking distance to Rode Rd shops, 345 BUZ stop.

**FOR SALE**  
Open to Offers

### AGENTS

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### AGENCY

LJ Hooker Stafford  
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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

- Post-war construction with hardwood floors beneath coverings.

Contact Simon to see how you can call this house your home.

## MORE DETAILS

Property ID	1EDEF4N
Property Type	House
Land Area	602 m2
Including	Air Conditioning Built-in-Robes

### Simon Brigden 0414 869 704

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### Nathan Johnson 0434 101 821

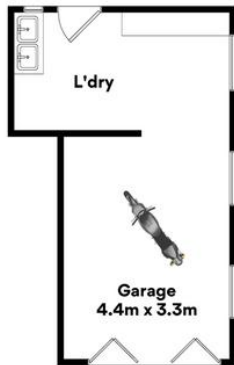
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LOWER LEVEL



4 Cranbourne St, Cherside West

**FLOOR AREA SIZES**

Internal 91.6m<sup>2</sup> | External 5.8m<sup>2</sup> | Garages/L'dry 66.4m<sup>2</sup> | **TOTAL 163.8m<sup>2</sup>**

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