



27 Ironstone Street, Cranbourne East

## Modern Comfort & Prime Location — The Perfect Entry or Investment!

Situated in the highly sought-after pocket of Cranbourne East, this near-new single-storey residence delivers a perfect balance of style, comfort, and low-maintenance living. Built in 2022 and thoughtfully designed for modern lifestyles, the home presents a seamless turn-key opportunity ideal for first home buyers, downsizers, and astute investors looking to secure a quality asset in a fast-growing corridor.

From the moment you step inside, you are welcomed by a well-considered floorplan that prioritises both privacy and practicality. The master bedroom is positioned at the front of the home, creating a peaceful retreat complete with a spacious walk-in robe and private ensuite. The remaining bedrooms are generously proportioned and serviced by a contemporary central bathroom, ensuring comfort and functionality for families or guests.

At the heart of the home, the expansive open-plan kitchen, meals, and living area is bathed in natural light and finished in a timeless neutral palette. This inviting central space effortlessly connects to the outdoors through sliding doors, leading to a low-maintenance

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### FOR SALE

\$670,000 to \$737,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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backyard—perfect for entertaining, relaxing, or providing a safe area for children and pets to play.

#### Property Highlights:

- Front-positioned master bedroom with walk-in robe and private ensuite
- Two additional generously sized bedrooms with double built-in robes
- Modern central bathroom with quality finishes
- Light-filled open-plan kitchen, meals, and living zone
- Low-maintenance rear yard with seamless indoor-outdoor flow
- Ducted heating and split-system air conditioning
- Single garage with internal access plus extra off-street parking

#### Prime Location Benefits:

- " Walking distance to Casey Fields —sporting facilities, playgrounds, and walking trails
- Zoned for Clyde Primary School
- Close to Clyde Secondary College and Lighthouse Christian College

Designed with comfort in mind, the home includes ducted heating and split-system air conditioning for year-round climate control, along with a single garage featuring internal access and additional off-street parking for convenience.

Offering lifestyle, location, and long-term value, this move-in-ready home is an outstanding opportunity to secure your place in one of Melbourne's most vibrant southeast communities.

Don't miss the chance to make this modern and low-maintenance residence your next smart move—whether to live in or invest.

#### DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

## MORE DETAILS

Property ID 9QAHWR  
Property Type House  
Land Area 337 m2

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## Floor Plan



**LJ Hooker**

**27 Ironstone Street, Cranbourne East**

\* Dimensions are approximate and for illustrative purposes only