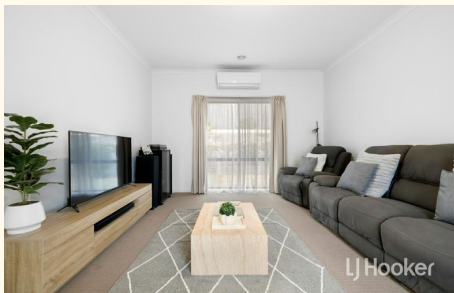




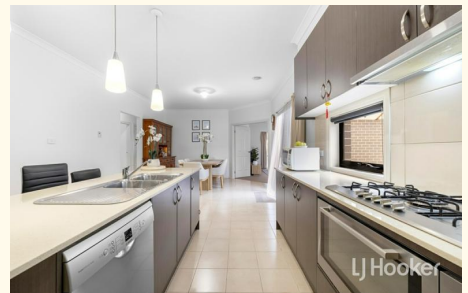
Contact for  
Private  
Inspection



LJ Hooker



LJ Hooker



LJ Hooker




28 Royaloak Crescent, Cranbourne East

## CONTACT FOR PRIVATE INSPECTION - Spacious Family Living on 576m<sup>2</sup> in Prime Mayfield Estate Location

Designed with quality, style and modern finishes throughout, this impressive 4-bedroom home is positioned in the highly sought-after Mayfield Estate in Cranbourne East. Set on a generous 576m<sup>2</sup> (approx.) block, it offers space, comfort and flexibility for growing families.

As you step inside, you're welcomed by a separate living zone, perfect for a quiet retreat or formal lounge. The spacious master bedroom is privately positioned at the front of the home and features a walk-in robe and full ensuite.

Further down the hallway, the heart of the home opens up to a light-filled open plan kitchen, living and dining area. The kitchen is well-appointed with quality stainless steel appliances, Caesarstone benchtops and a large walk-in pantry that caters to all your storage needs.

4  2  2 

### FOR SALE

\$830,000 - \$913,000 - THREE LIVING AREAS

### VIEW

By Appointment

### AGENTS

Najeeb Olomi  
0425 761 116  
najeeb.olomi@ljhcasey.com.au

John Deo  
0411 873 123  
john.deo@ljhcasey.com.au

### AGENCY

LJ Hooker Hampton Park  
(03) 9702 8388

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**

The remaining three bedrooms are fitted with built-in robes and are serviced by a central bathroom, separate toilet and a well-sized laundry with linen storage. A double garage with internal access adds everyday convenience.

Step outside and you'll find a massive side backyard with outstanding potential. Whether you're dreaming of building a large pergola, creating an outdoor entertaining zone or adding extra features in the future, the space is there to make it happen. A rear roller garage door also provides drive-through access, ideal for additional cars, trailers or recreational vehicles.

Additional features include:

- Quality carpets and tiles throughout
- Gas ducted heating
- Two split system air conditioners
- Ceiling fan in the master bedroom
- High ceilings
- Stainless steel appliances
- Two roller shutters at the front of the home
- Fully landscaped front and rear yards

A great-sized family home in a fantastic location, close to schools, shops, parks and all amenities Cranbourne has to offer. Homes like this don't last long, so make sure you act quickly.

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 DETAILS

Property ID	47YKYFHE
Property Type	House
Land Area	576 m2
Including	Close to Schools Close to Shops Close to Transport

**Najeeb Olomi 0425 761 116**

Sales Agent | najeeb.olomi@ljhcasey.com.au

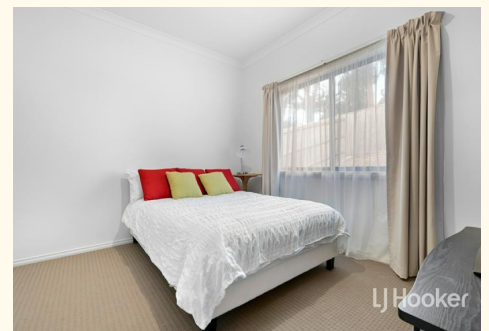
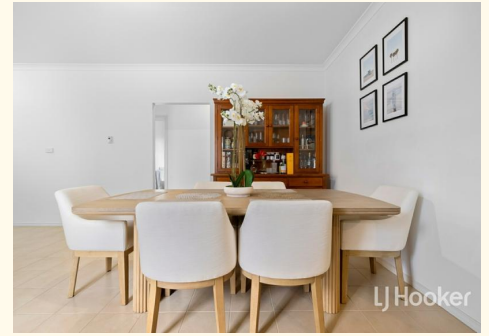
**John Deo 0411 873 123**

Director - Officer In Effective Control | john.deo@ljhcasey.com.au

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

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HAMPTON PARK VIC 3976

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### 28 Royaloak Cres, Cranbourne

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