

35 Dream Avenue, Cranbourne East

Brand-New Family Home ! Two Living Areas | North facing | 27 Squares

35 DREAM AVENUE, CRANBOURNE EAST

Showcasing exceptional style, comfort, and modern convenience, this brand-new north-facing residence presents an outstanding opportunity in one of Cranbourne East's most sought-after pockets.

Perfectly positioned on a 420sqm block and offering approximately 27 squares of living, this beautifully finished four-bedroom home is designed for effortless family living.

From the moment you step inside, you are welcomed by a warm and inviting atmosphere, enhanced by quality finishes, thoughtful design, and a practical floorplan that caters to the needs of modern families. At the heart of the home is a spacious open-plan family and meals area, complemented by a well-appointed kitchen that will impress even the most discerning buyer.

The kitchen features premium appliances, stone benchtops, a walk-in pantry, ample storage, and generous workspace, creating the perfect

4 2 2

FOR SALE
$800,000 - $850,000

VIEW
Sat 7th Nov @ 2:15PM - 2:45PM

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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.

setting for everyday living and entertaining alike. A separate formal lounge provides additional living flexibility, while the alfresco area offers the ideal space for year-round outdoor entertaining.

The master bedroom is a true retreat, complete with a fully appointed ensuite and walk-in robe, while the remaining three bedrooms are all generously sized and fitted with built-in robes. With a range of quality inclusions throughout, this home delivers both style and functionality in equal measure.

Key features include:

? Master bedroom with ensuite and walk-in robe
? Three additional bedrooms with built-in robes
? Formal lounge
? Spacious family and meals area
? Stylish kitchen with walk-in pantry
? Brand-new appliances including 5-burner gas cooktop, dishwasher, 900mm oven and 900mm canopy rangehood
? Stone benchtops
? Gas ducted heating
? Gas instantaneous hot water system
? Alfresco area for outdoor entertaining
? Remote-controlled double garage with internal access
? Cabinetry throughout including kitchen, laundry and bathroom vanities
? Modern matte silver tapware throughout
? Porcelain vanity basins and mirrors to ensuite and bathroom
? Fully tiled shower bases
? Ceramic tiles to entry, meals/family, kitchen and rear passage
? Ample double power points and batten light points
? Front landscaping, full fencing and coloured concrete driveway included
? Low-maintenance yard
? Recycled water connection to front and rear garden taps
? NBN ready

Ideally located close to St Peter's College (Clyde North Campus), Wilandra Rise Primary School, St Thomas the Apostle Primary School, child care centres, Selandra Rise Shopping Centre, Shopping on Clyde, Eden Rise Shopping Centre, Cranbourne Shopping Centre, gyms, and public transport, this home offers the ultimate in lifestyle and convenience.

For investors, this brand-new home also presents a fantastic opportunity, with an estimated weekly rental return of $630.

A superb combination of quality, comfort, and location, this home is ready to enjoy from day one. Contact us today to arrange your private inspection.

Don't miss out —Contact us today to arrange your private inspection and make this stunning property your new home!

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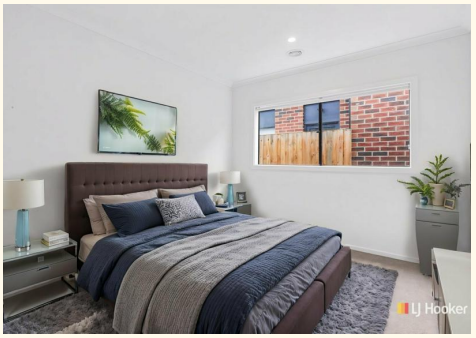
MORE DETAILS

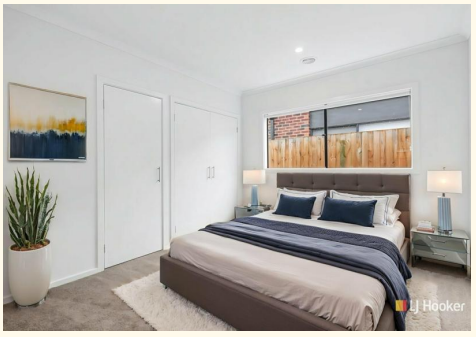
Property ID	47Y5KFHE
Property Type	House
Land Area	420 m2
Including	Ensuite
	Ducted Heating
	Dishwasher
	Built-in-Robes
	Solar Hot Water
	Alfresco
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport









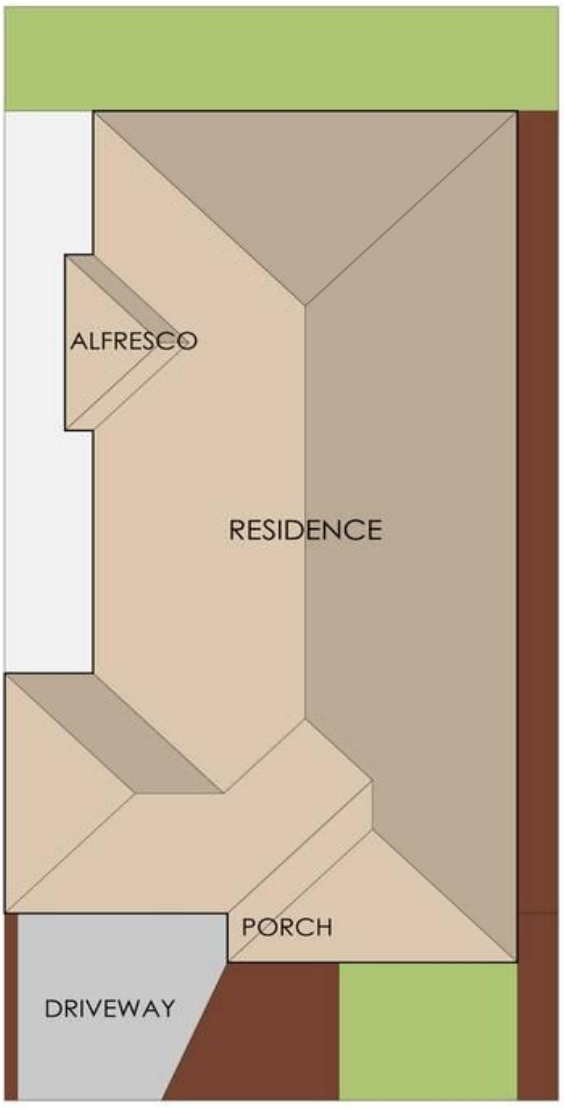


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This floorplan is for illustration purposes only and no warranty is given to its accuracy.
Purchasers are advised to carry out their own investigations.

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LJ Hooker