



LJ Hooker



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52 Bradford Drive, Cranbourne East

## Stylish Family Living with Multiple Living Zones & Exceptional Everyday Functionality

Thoughtfully designed to accommodate the needs of modern family living, this well-appointed residence delivers a practical and versatile floorplan complemented by generous living spaces, quality finishes and excellent indoor-outdoor connectivity.

Stepping inside, the home immediately welcomes you with a flexible layout designed to balance privacy and family interaction. The spacious master suite is privately positioned within its own wing and features a walk-in robe and ensuite, creating a comfortable retreat for homeowners. Three additional bedrooms are thoughtfully serviced by a central family bathroom and separate toilet, providing excellent accommodation for growing families.

At the heart of the home, the expansive open-plan family and meals area creates a warm and inviting setting for everyday living and entertaining. Overlooking this central space is a well-appointed kitchen featuring a large island bench, quality appliances, ample

4  2  2 

**FOR SALE**  
\$800,000 to \$850,000

**VIEW**  
Sat 13th Jun @ 1:00PM - 1:30PM

**AGENTS**  
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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

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cabinetry and a generous pantry, ensuring practicality and convenience for busy households.

Adding further flexibility is a separate lounge or theatre room, providing the perfect space for movie nights, children's activities, a home office setup or quiet relaxation away from the main living area.

Sliding doors open to the backyard, creating a seamless connection between indoor and outdoor living while providing plenty of room for children and pets to enjoy. A garden shed adds valuable storage, while the double garage with internal access further enhances everyday convenience.

Additional features include ducted heating, evaporative cooling, a solar panel system, Colorbond fencing, a garden shed and a double garage with internal access, further enhancing the home's comfort, efficiency and everyday practicality.

Combining multiple living zones, comfortable accommodation and a highly functional layout, this is an outstanding opportunity for families seeking a quality home in a thriving Cranbourne East location.

#### Key Features:

- Four luxury bedrooms
- Master bedroom with walk-in robe and ensuite
- Two sleek bathrooms
- Open-plan family and meals area
- Separate lounge or theatre room
- Open plan kitchen with a large island bench
- Spacious laundry with external access
- Ducted heating
- Evaporative cooling
- Solar panel system
- Garden shed
- Colorbond fencing
- Ample storage throughout
- Spacious backyard
- Double garage with internal and external access

Conveniently positioned within a sought-after pocket of Cranbourne East, this home enjoys easy access to schools, childcare facilities, shopping centres, parks, public transport and major road connections, providing an ideal setting for families seeking comfort and convenience.

#### 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                   A2CHWR  
Property Type               House

**Rohullah Paykari 0423 649 553**

Owner/ Principal | [rpaykari.dandenong@ljhooker.com.au](mailto:rpaykari.dandenong@ljhooker.com.au)

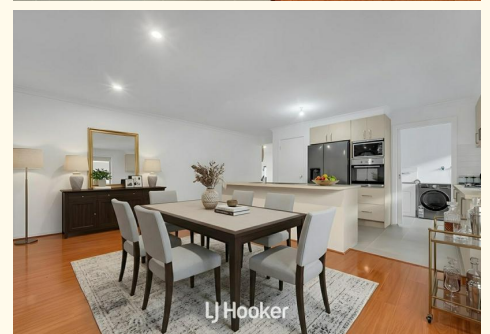
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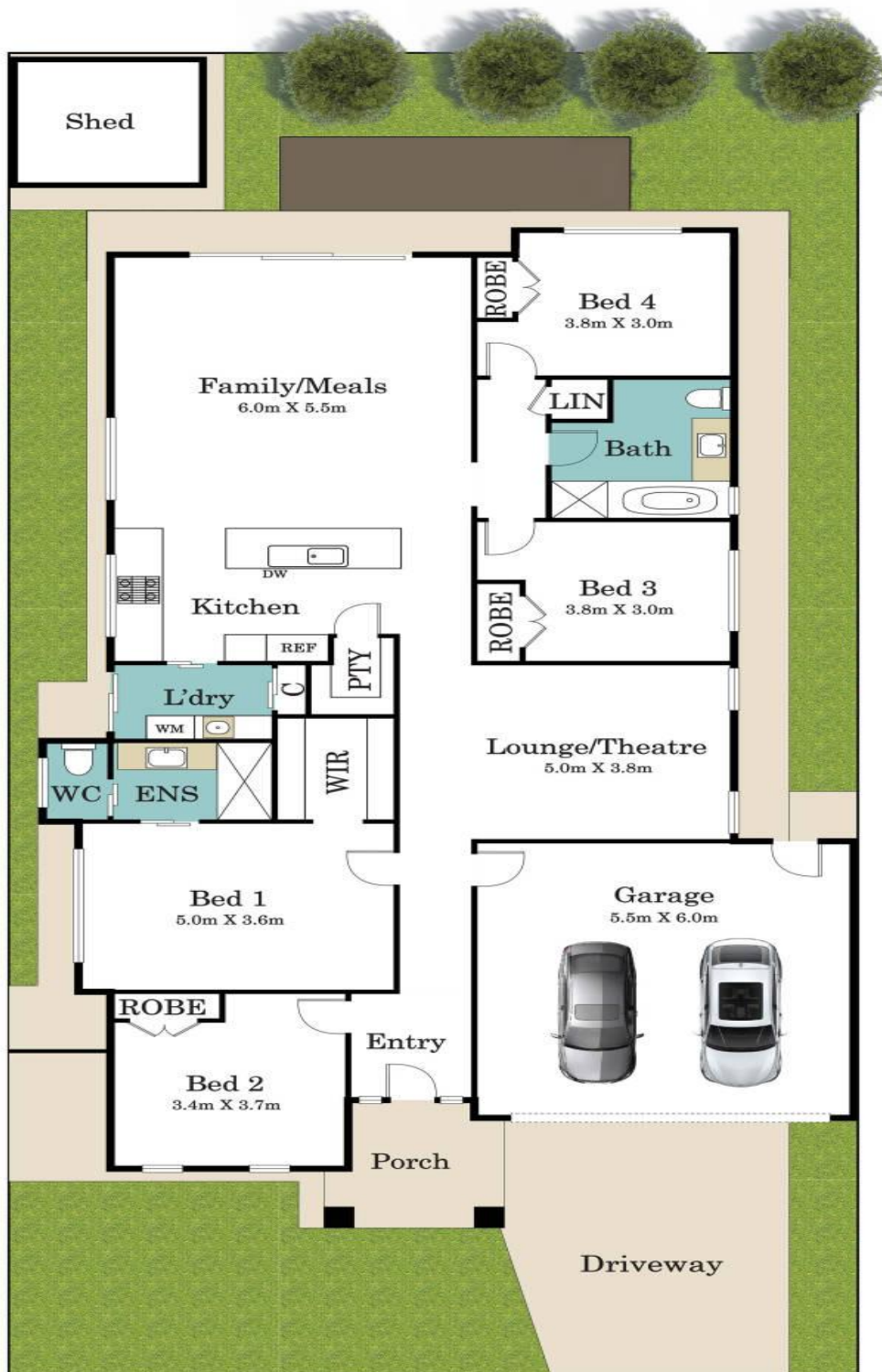
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# Floor Plan



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