



LJ Hooker



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8 Leafy Circuit, Cranbourne East




Luxury Family Living with Premium Finishes & Modern Comforts - EAST ESTATE!

Positioned in a quiet and established pocket of Cranbourne East, this well-maintained family residence delivers immediate comfort, a practical layout and energy-efficient living-making it an ideal choice for owner-occupiers, investors or growing families alike.

The home features a thoughtfully designed floor plan with multiple living zones, including a generous open-plan kitchen, meals and family area that flows seamlessly to the covered alfresco-perfect for everyday living and relaxed entertaining. A separate living room provides additional flexibility for families seeking defined spaces.

Accommodation comprises four well-proportioned bedrooms, including a master bedroom complete with a walk-in robe and private ensuite. The remaining bedrooms are serviced by a central bathroom and separate toilet, ensuring functionality for busy households.

Year-round comfort is assured with ducted heating, air conditioning and ceiling fans, while the inclusion of solar panels enhances energy efficiency and helps reduce ongoing living costs. A double garage with

4  2  2 

FOR SALE
\$829,000 - \$899,000

AGENTS

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AGENCY

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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.

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internal access and a low-maintenance outdoor setting complements the home.

Key Features:

- Four bedrooms including a master with a walk-in robe and an ensuite featuring a double vanity
- Multiple living areas offering flexible family living
- Open-plan kitchen, meals and family zone
- Quality tiled flooring and tastefully presented interiors
- Central bathroom with separate WC
- Covered alfresco for outdoor entertaining
- Ducted heating throughout
- Air conditioning
- Ceiling fans
- Security cameras & security alarm system with intercom at entrance for added peace of mind
- Solar panels for improved energy efficiency
- Double garage with internal and external access

Conveniently located in a well-established pocket of Cranbourne East, this home is within proximity to Cranbourne East Primary School, Casey Grammar School and Cranbourne East Secondary College. At the same time, everyday shopping is easily accessed at Hunt Club Village shopping centre & Casey Central Shopping Centre and nearby local retail precincts. Public transport options, parklands and sporting facilities are all close by, with convenient access to major road connections including the South Gippsland Highway and Monash Freeway, ensuring easy commuting and strong lifestyle appeal.

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	9GKHWR
Property Type	House
Land Area	417 m2

Param Jandawar 0470 119 691

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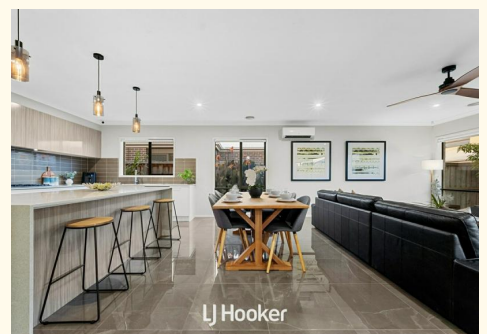
Rohullah Paykari 0423 649 553

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

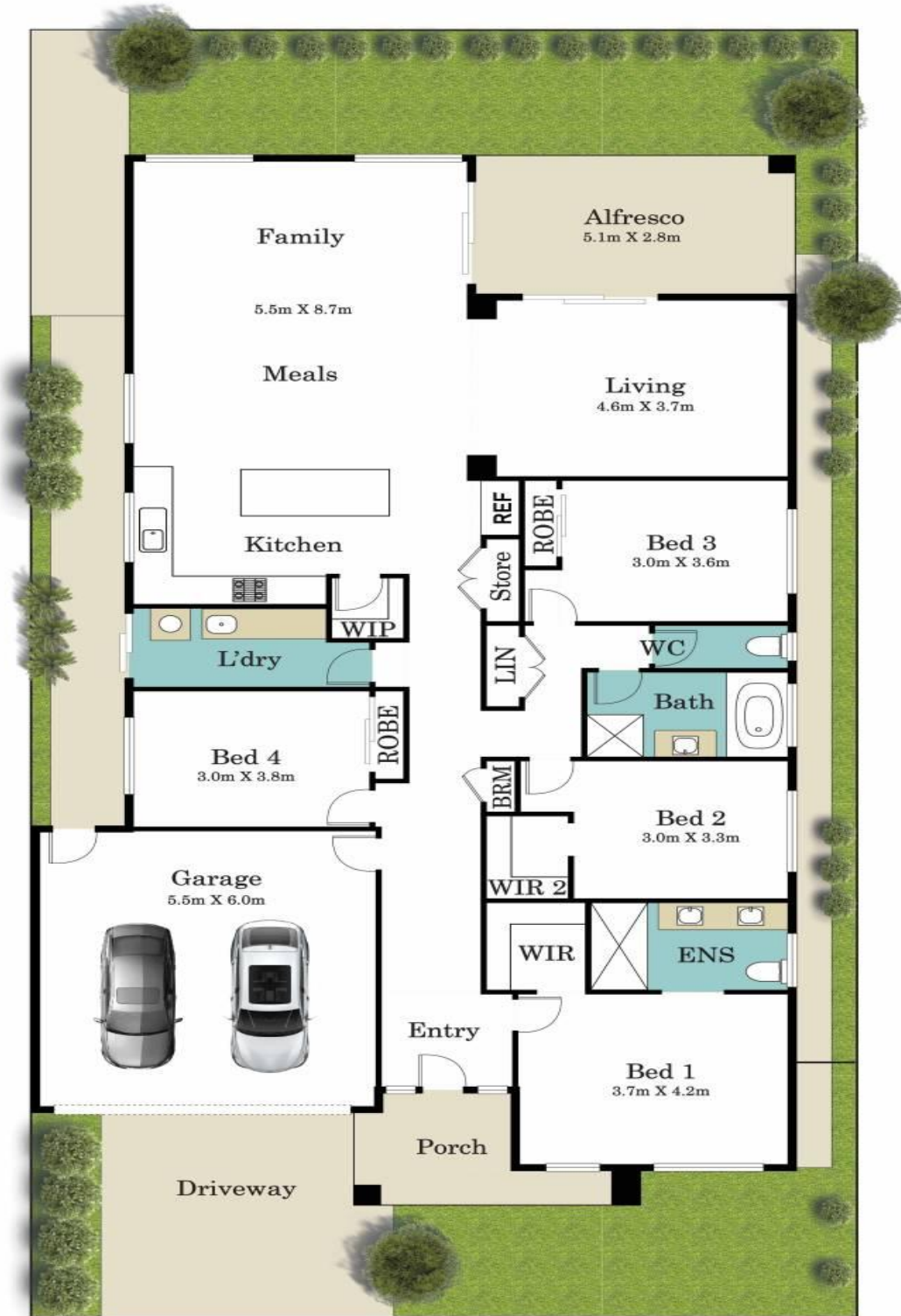
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Floor Plan



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* Dimensions are approximate and for illustrative purposes only