

## Cranbourne North, 10 Winchcombe Way

### Exquisite Family Sanctuary —A Masterpiece of Modern Living

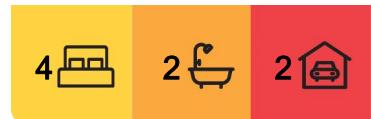
This exceptional five-bedroom residence embodies luxury, functionality, and sophistication, offering an unrivaled lifestyle in a peaceful and prestigious enclave. Thoughtfully designed for families, multi-generational living, and avid entertainers, this stunning home seamlessly blends refined interiors with cutting-edge energy-efficient innovations.

#### Exceptional Features:

- Elegant architectural design with premium materials
- Five generously proportioned bedrooms, including a lavish master suite with a walk-in robe and private ensuite
- Elegant open-plan living and dining areas seamlessly connecting to the heart of the home —the gourmet kitchen
- Chef's kitchen featuring stone benchtops, premium appliances, a walk-in pantry, and abundant storage



**Disclaimer:** 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.



**For Sale**  
\$779,000

**View**  
[ljhooker.com.au/8F1HWR](https://ljhooker.com.au/8F1HWR)

**Contact**  
**Param Jandawar**  
0470 119 691  
[param.dandenong@ljhooker.com.au](mailto:param.dandenong@ljhooker.com.au)  
**Sumayya HZ**  
0469 046 528  
[sumayya.hz@ljhooker.com.au](mailto:sumayya.hz@ljhooker.com.au)

**LJ Hooker Dandenong City**  
**(03) 9877 9750**

- Versatile rumpus room, ideal as a kids' retreat, home theatre, or additional living space
  - Stylish central bathroom, plus a separate powder room for ultimate convenience
  - Ducted heating, complemented by a split-system air conditioning system for year-round comfort
  - Crimsafe security screens throughout with swing safe S cape at central bathroom
  - Expansive backyard, offering a private haven for relaxation and outdoor gatherings
  - Double garage with internal access, ensuring security and seamless daily living
- Energy-Efficient Enhancements:
- Gas-boosted solar hot water system for enhanced energy efficiency
  - 6.6kW solar panel system with Fronius inverter to reduce electricity costs with a sustainable energy solution - both still under warranty.
  - Tesla home battery with emergency backup still under warranty.
  - AGP Guttermesh Aluminium gutter protection system still under warranty.

Set on a peaceful and picturesque street, this residence offers effortless access to essential amenities, ensuring a lifestyle of absolute comfort and convenience.

- Proximity to top-tier schools, ensuring quality education for children
- Moments from premier shopping destinations, including The Avenue and Casey Central
- Seamless public transport connections with nearby bus routes and train stations
- Surrounded by lush parks and scenic walking trails, perfect for relaxation and recreation
- Easy access to major road networks for stress-free commuting

Boasting flawless design, modern comforts, and an exclusive location, this remarkable residence is an opportunity not to be missed!

DISCLAIMER: All dimensions are approximate. While we strive for accuracy, we cannot guarantee the details in this advertisement. Buyers should verify by themselves.

## More About this Property

<b>Property ID</b>	8F1HWR
<b>Property Type</b>	House

### Param Jandawar 0470 119 691

Licence estate agent | param.dandenong@ljhooker.com.au

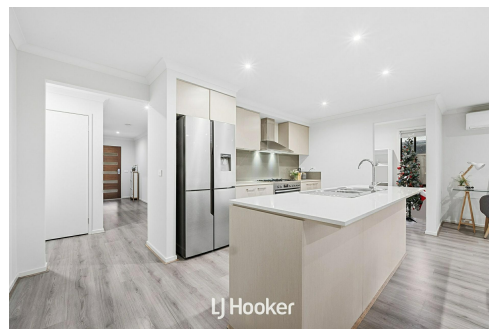
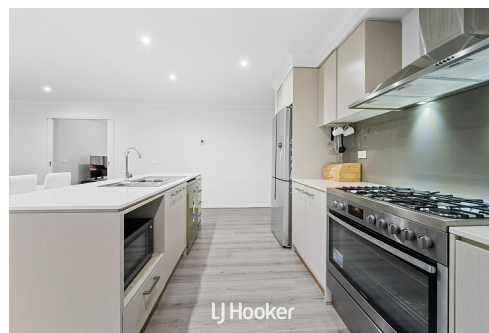
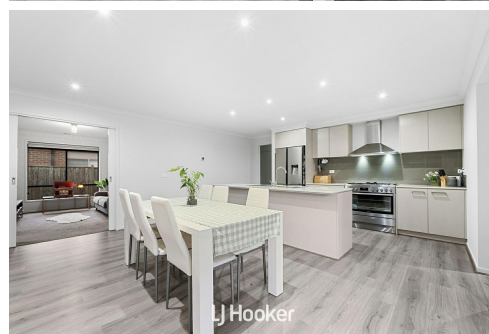
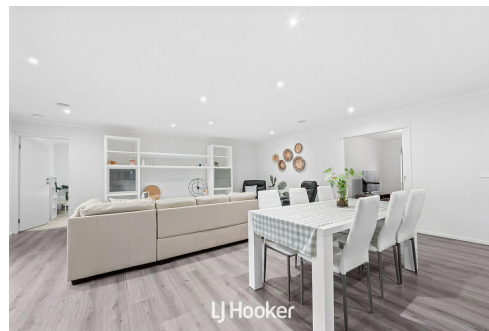
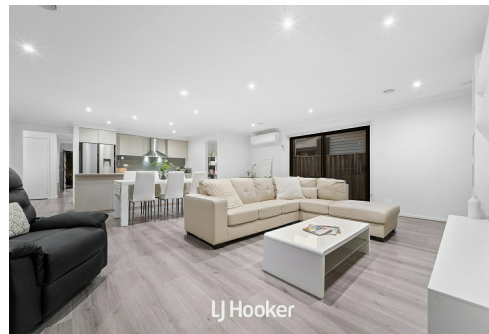
### Sumayya HZ 0469 046 528

Sales Specialist | sumayya.hz@ljhooker.com.au

### LJ Hooker Dandenong City (03) 9877 9750

347 Lonsdale Street, DANDENONG VIC 3175

dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



**Disclaimer:** 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 Dandenong City  
(03) 9877 9750**