

## Cranbourne North, 13 Amburla Drive

### Modern Family Living in a Prime Location!

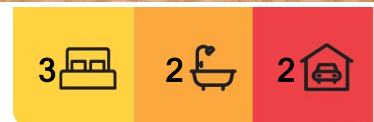
Ideally positioned in the heart of the highly sought-after Tulliallan Estate, this impeccably maintained 3-bedroom, east-facing home offers an unbeatable blend of comfort, style, and convenience. Whether you're a first home buyer, downsizer, or investor, this property presents a fantastic opportunity in a tightly held, family-friendly pocket.

Step inside and experience a welcoming interior where neutral tones, new floating floors, and a light-filled open plan layout create a warm and inviting atmosphere. The heart of the home is the modern stone-bench kitchen, complete with 900mm stainless steel appliances, a gas cooktop, dishwasher, and walk-in pantry —perfect for both everyday living and entertaining.

The generously sized master bedroom features a walk-in robe and an ensuite whilst the two remaining bedrooms are fitted with sliding robes, sharing the full family bathroom which features a deep bath, separate shower and chic tiles.



**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**  
\$670,000 - \$715,000

**View**  
By Appointment

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

The expansive living and dining areas flow seamlessly onto a sun-kissed deck, overlooking a low-maintenance backyard with privacy hedging—an ideal space to relax or host friends and family.

Property highlights:

- 3 spacious carpeted bedrooms, including a master with walk-in robe and private ensuite
- Modern kitchen with stone benchtops, 900mm stainless steel appliances, gas cooktop, tiled splashback, and dishwasher
- Ducted heating and split system air-conditioning for year-round comfort
- Study Nook—ideal for working from home or study needs
- Solar panels for energy efficiency
- New floating floorboards, blinds throughout
- Double garage with remote control and internal access
- Low-maintenance front and rear gardens, perfect for effortless living

Capitalising on its desirable location, the property is situated within a stroll of Tulliallan Primary School, waterside walking trails and sprawling recreation reserves, while St Catherine's Catholic Primary School, St Francis Xavier College and Alkira Secondary College can all be accessed within minutes.

Also, just a short drive to Monash Freeway, Eden Rise Shopping Centre, Casey Hospital, Avenue Shopping Centre, and Eve Shopping Centre.

This is a great home in a family-friendly neighbourhood with all the amenities you need close by—ready to move in and enjoy or rent out with confidence!

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## More About this Property

<b>Property ID</b>	47XSTFHE
<b>Property Type</b>	House
<b>Land Area</b>	283 m2
<b>Including</b>	Ensuite Study Ducted Cooling Dishwasher Floorboards Alfresco Close to Schools Close to Shops Close to Transport Split system

**John Deo 0411 873 123**

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

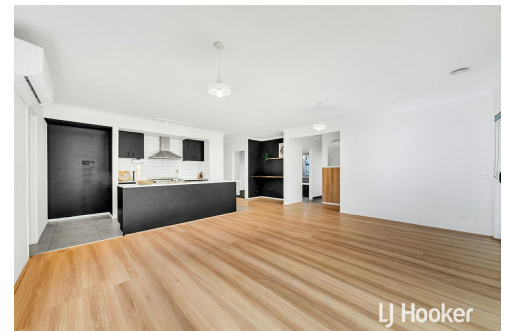
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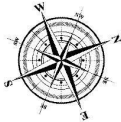
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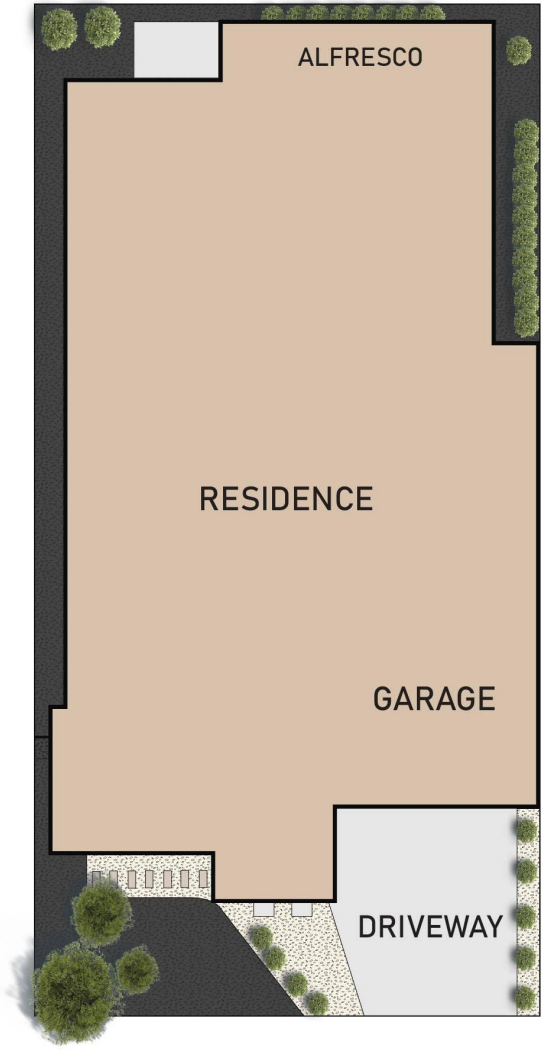
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FLOOR PLAN



SITE PLAN



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**LJ Hooker**

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