




24 St Gwinear Lane, Cranbourne North

## Walk to Tulliallan Primary School & Everyday Essentials - A Spacious Family Home with Multiple Living Zones..

Positioned in a quiet and family-friendly pocket of Cranbourne North, this well-designed residence delivers a perfect balance of space, comfort and functionality, making it ideal for growing families seeking a versatile lifestyle.

Thoughtfully laid out, the home offers four well-proportioned bedrooms, including a master suite positioned at the front of the home, complete with a walk-in robe and private ensuite. The remaining bedrooms, each fitted with built-in robes, are serviced by a central bathroom, ensuring convenience for the entire household.

At the heart of the home, a spacious open-plan kitchen, dining and family area creates a warm and inviting hub for everyday living. The well-appointed kitchen features ample bench space, quality appliances and a walk-in pantry, seamlessly connecting to the main living zones and enhancing functionality.

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### FOR SALE

\$850,000 - \$930,000 / 3 Living Areas!

### VIEW

Fri 5th Jun @ 5:00PM - 5:30PM

### AGENTS

Rohullah Paykari

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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Multiple living areas, including a separate formal living room and an additional rumpus or study space, provide flexibility for relaxation, work or entertaining-perfect for modern family needs.

Step outside to a covered alfresco area, offering a great space for outdoor dining and entertaining, while the surrounding yard provides room for children and pets to enjoy.

Additional features include ducted heating, evaporative cooling and ceiling fans, ensuring year-round comfort, along with a full laundry, ample storage throughout and a double garage with internal access.

#### Key Features:

- Four spacious bedrooms including a master with WIR and ensuite
- Multiple living zones including formal living and family area
- Additional rumpus/study for flexible use
- Open-plan kitchen with walk-in pantry and ample storage
- Covered alfresco for outdoor entertaining
- Central bathroom plus ensuite
- Full laundry and excellent storage throughout
- Ducted heating, evaporative cooling and ceiling fans
- Double garage with internal and external access
- Prime location

Situated in a sought-after Cranbourne North location, this home is within walking distance of Tulliallan Primary School and close to Alkira Secondary College and local childcare centres. Enjoy easy access to The Avenue Village Shopping Centre, Clyde North Lifestyle Shopping Centre, Eden Rise Shopping Centre and a range of local parks and recreational facilities. With convenient access to public transport and major roads, this location offers a comfortable, connected lifestyle.

#### DISCLAIMERS:

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#### MORE DETAILS

Property ID	9UTHWR
Property Type	House
Including	Study

#### Rohullah Paykari 0423 649 553

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#### Param Jandawar 0470 119 691

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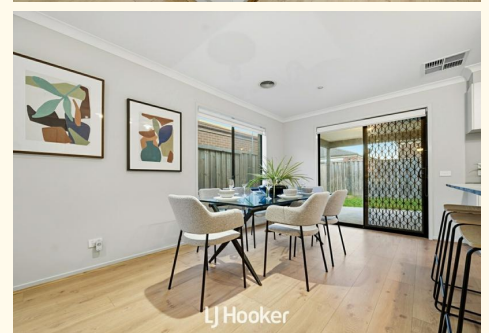
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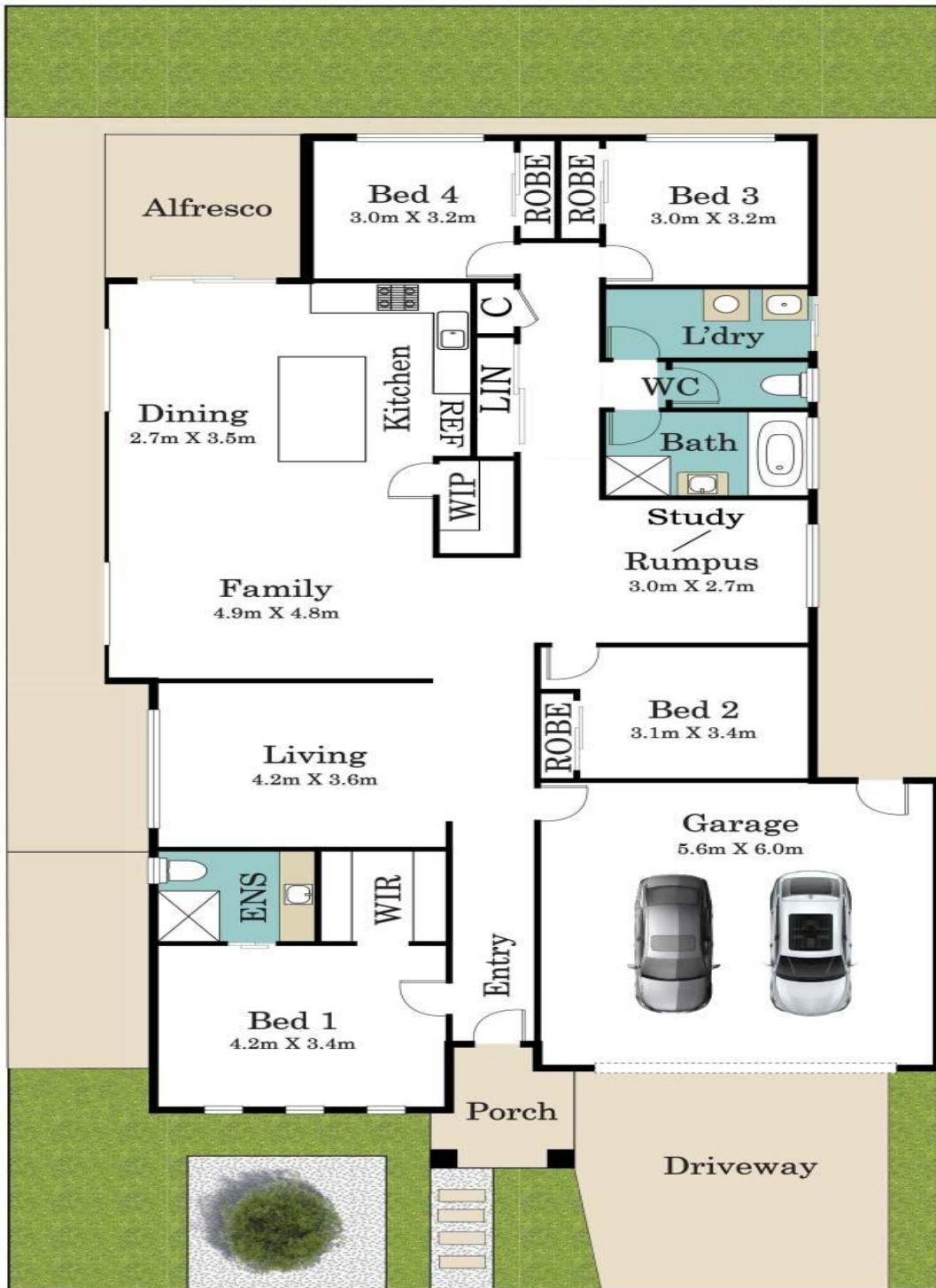


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# Floor Plan



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\* Dimensions are approximate and for illustrative purposes only