

Cranbourne North, 3 Merrowland Avenue

Architectural Elegance Meets Grand Family Living

Nestled in one of Cranbourne North's most prestigious neighbourhoods, this magnificent double-storey residence commands attention with its grand proportions, refined finishes, and timeless sophistication. Perfectly blending luxury and functionality, it's a statement home designed for families who value space, quality, and effortless entertaining.

Beyond the manicured gardens and elegant facade, a sweeping entrance reveals a world of refined interiors. Soaring ceilings, expansive living zones, and striking feature pendant lighting create a sense of grandeur from the very first step inside.

At the heart of the home lies a gourmet chef's kitchen, beautifully appointed with an oversized stone island, premium appliances, and a built-in pantry. This culinary haven flows seamlessly into the sunlit meals and family area, which opens to an expansive alfresco with a fully equipped outdoor kitchen-perfect for year-round entertaining.

6

4

2

For Sale

\$1,390,000 to \$1,529,000

View

ljhooker.com.au/8KQHWR

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Whether hosting elegant dinner parties in the formal lounge and dining rooms or enjoying relaxed evenings in the spacious rumpus room, every space is thoughtfully designed for versatile modern living. A full guest suite (Bedroom 6) with built-in robe and access to a nearby bathroom is privately positioned on the lower level-ideal for multigenerational families, visitors, or as a home office/study.

Upstairs, five additional bedrooms offer exceptional accommodation. The opulent master suite is a true sanctuary, complete with a spacious walk-in robe, a lavish ensuite featuring dual vanities, a spa bath, and a separate shower, and tranquil leafy outlooks. Another bedroom also enjoys a private ensuite and walk-in robe, perfect for teenagers or extended family.

Features You'll Love:

- Six spacious bedrooms
- Four luxury bathrooms
- Multiple formal and informal living zones across both levels
- Designer kitchen with premium appliances and built-in pantry
- Expansive covered alfresco with a built-in outdoor kitchen
- Oversized double garage with internal access and extended driveway
- Solar panel system for energy efficiency and long-term savings
- Heating: Yes
- Cooling: Yes
- Grand balcony perfect for morning coffee and sunset views
- Landscaped gardens providing privacy and serenity

Enjoy a lifestyle of ease and convenience in this highly sought-after pocket. Just moments from The Avenue Village Shopping Centre, Casey Central, local parks, and sporting facilities, you'll also find top-tier schools nearby, including Tulliallan Primary, Alkira Secondary College, and St Francis Xavier College. Quick access to major arterials ensures an easy commute to the CBD or Mornington Peninsula.

For those seeking style, space, and standout liveability-this is the luxury family home you've been waiting for.

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.



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More About this Property

Property ID	8KQHWR
Property Type	House
Land Area	600 m2

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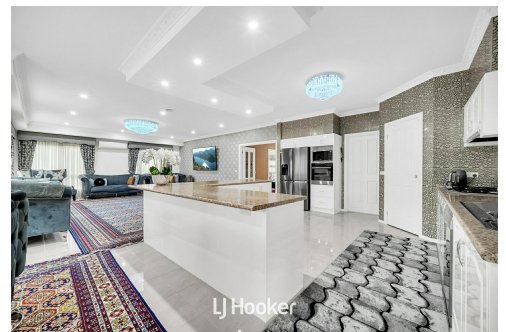
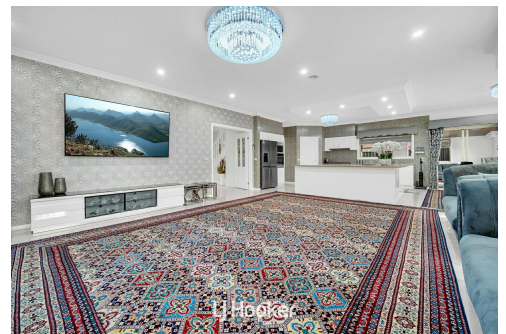
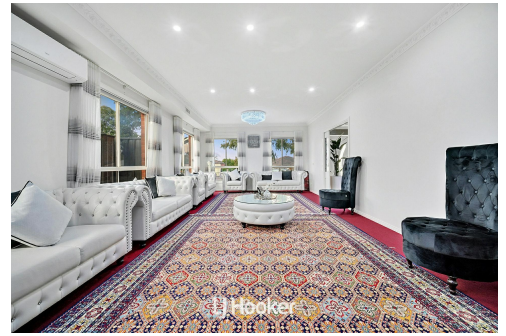
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Ground Floor



First Floor



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3 Merrowland Avenue, Cranbourne North

* Dimensions are approximate and for illustrative purposes only