



LJ Hooker



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4 Hindmarsh Court, Cranbourne North

## Two-Storey Family Haven with Five Bedrooms Plus a Study

Positioned on an impressive 662sqm (approx.) allotment in a peaceful court setting, this expansive two-storey residence delivers exceptional space, comfort and family flexibility in the heart of the sought-after Merinda Park Estate. Thoughtfully laid out across two light-filled levels, the home is designed to accommodate large and growing families with ease.

A welcoming entry leads into a series of well-separated living areas, including a dedicated front dining room and a large living space that's perfect for everyday relaxation. The kitchen sits at the heart of the home and features stainless-steel appliances, ample storage including a walk-in pantry, and excellent connectivity to both the meals area and the covered outdoor terrace-ideal for year-round entertaining.

The ground floor includes a spacious master bedroom with a walk-in robe and private ensuite, a study ideal for working from home, and additional sleeping accommodation on the same level. Upstairs, a cosy family retreat is accompanied by three further bedrooms, all serviced by a bright central bathroom-creating a well-balanced layout for families of all sizes.

5  2  2 

**FOR SALE**  
\$820,000 to \$902,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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One of the standout features is the separate home office/workshop, offering outstanding flexibility for those running a home business, seeking extra storage or needing a dedicated creative space.

Beyond this, the generous backyard provides ample room for children and pets to play, space for gardening, or the potential to enhance the outdoor areas further to suit your lifestyle.

#### Key Features:

- Large 662sqm (approx.) allotment
- Multiple living spaces, including formal dining, main living & upstairs retreat
- Well-appointed kitchen with stainless-steel appliances & walk-in pantry
- Five luxury bedrooms plus a study
- Two well-appointed bathrooms complemented by a powder room and separate WC
- Ducted heating and evaporative cooling
- Large covered terrace-perfect for outdoor entertaining or movie nights with a projector
- Separate home office/workshop offering additional flexibility
- Solar panel system
- Fully fenced backyard
- Garden shed
- Convenient driveway with ample parking

Located within moments of Saint Therese's Primary School, Lyndhurst Secondary College, parks, walking trails and bus services, the home is only minutes from Thompson Parkway Shopping Centre and Merinda Park Station. With easy access to major arterials and positioned in a peaceful family-friendly court, this address offers an exceptional lifestyle of comfort and convenience.

#### 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	9EQHWR
Property Type	House
Land Area	662 m2

#### Idriss Paykari 0470 088 316

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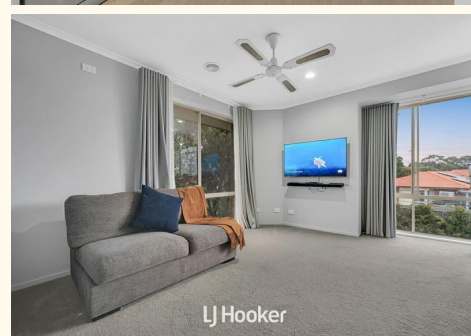
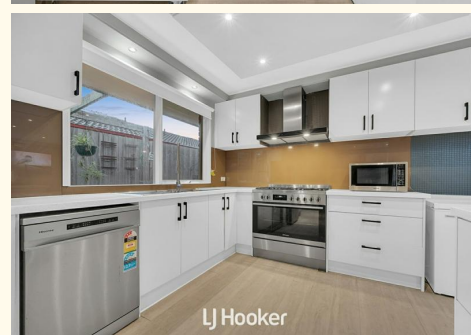
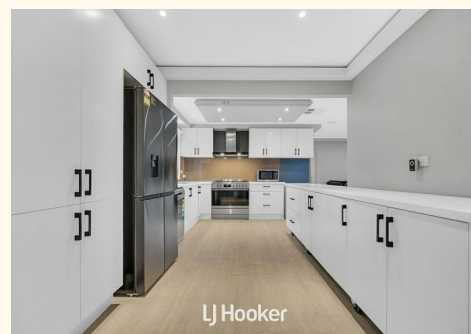
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## Ground Floor



## First Floor



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\* Dimensions are approximate and for illustrative purposes only

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