

## Cranbourne North, 4 Winchcombe Way

Modern Family Living (East Facing) - Nest or Invest in a Prime Location.

Welcome to 4 Winchcombe Way, Cranbourne North-a beautifully appointed 4-bedroom residence, right in the heart of Cranbourne North, combining modern elegance with everyday functionality - perfect for a first home buyer or a savvy investor!

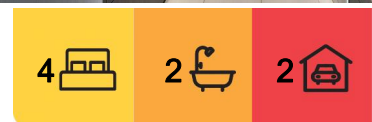
Designed for relaxed family living and effortless entertaining, this home offers quality finishes, versatile spaces, and standout features throughout.

Step inside to discover an expansive open-plan layout anchored by a stunning gourmet kitchen. Featuring sleek dark timber cabinetry, striking stone benchtops with a breakfast bar, premium stainless-steel appliances (including a dishwasher), and a spacious pantry, this kitchen is both stylish and practical-the true heart of the home.

The adjoining dining and living zones flow seamlessly to the decked alfresco, perfect for



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**For Sale**  
\$720,000 - \$760,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Cranbourne**  
**(03) 5996 4777**

year-round entertaining or unwinding in the landscaped backyard. An extended deck and garden shed complete the outdoor offering, adding functionality and charm.

Retreat to the master suite, where floor-to-ceiling windows flood the room with natural light. Enjoy a generous walk-in robe (WIR) and an ensuite, while the remaining bedrooms all feature built-in robes and are serviced by a central family bathroom with a separate bath, shower, and laundry.

Say goodbye to extreme temperatures with ducted heating and evaporative cooling throughout the home. No matter the season, you'll stay cozy and comfortable all year round.

This home also boasts a host of value-added extras, including a solar panels, a brand-new electric water heater, and a CCTV security system with four cameras for security and peace of mind.

#### Key Features:

- Open-plan kitchen, dining & living zones
- Master suite with a walk-in robe and ensuite
- Premium tiling, carpet, and floorboards throughout
- Central gas ducted heating
- Evaporative cooling
- 2 split-system air conditioning
- Solar energy system for reduced utility bills
- New electric water heater
- CCTV security with 4 cameras
- Stylish feature lighting
- Covered alfresco
- Landscaped backyard with extended decking and shed
- Double garage with internal and rear access

#### Investment Opportunity:

This property offers investors a strong rental return of \$650 per week, making it an excellent addition to any growing property portfolio.

Prime Location: Situated close to top local schools and shopping centres, everything you need is within easy reach

- Tulliallan Primary School
- Hillsmeade Primary School
- Alkira Secondary College
- St Francis Xavier College
- The Avenue Shopping Centre
- Eden Rise Shopping Centre
- Cranbourne Park Shopping Centre

Don't miss out, contact Rajesh Rednam on 0420 222 141 to schedule an inspection and make it yours.



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## More About this Property

<b>Property ID</b>	1XD6FBS
<b>Property Type</b>	House
<b>House Size</b>	130 m2
<b>Land Area</b>	350 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Heating Evaporative Cooling Dishwasher Floorboards Built-in-Robes Solar Panels Solar Hot Water Alfresco Carpeted Close to Schools Close to Shops Close to Transport

**Rajesh Rednam 0420 222 141**

Sales Agent | [rajesh.rednam@ljhcasey.com.au](mailto:rajesh.rednam@ljhcasey.com.au)

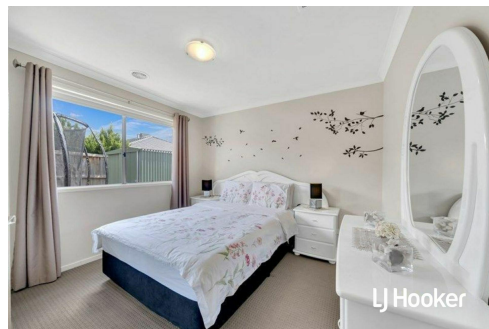
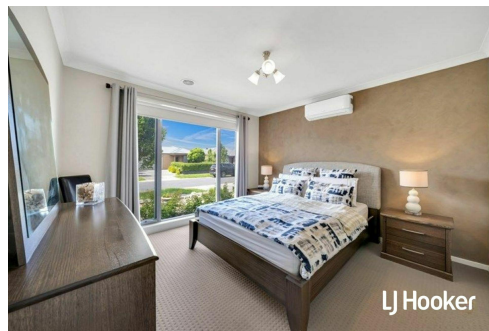
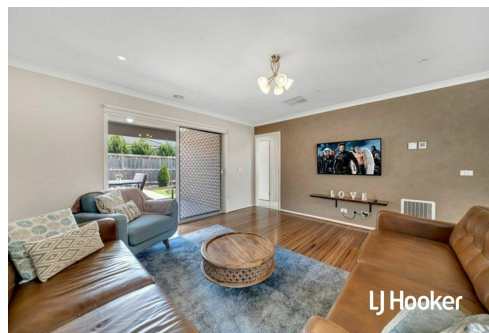
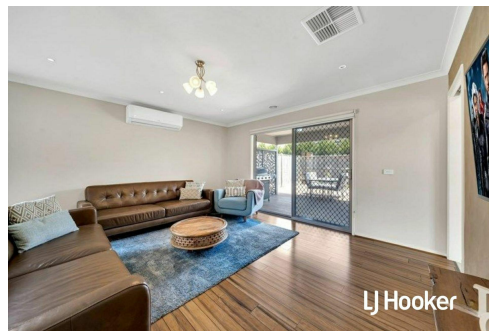
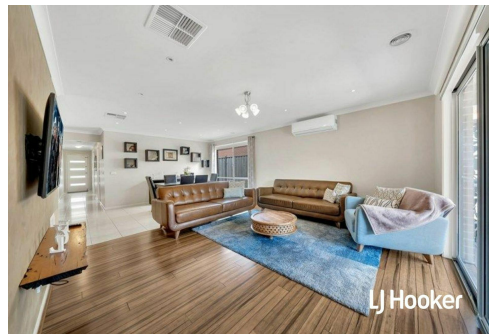
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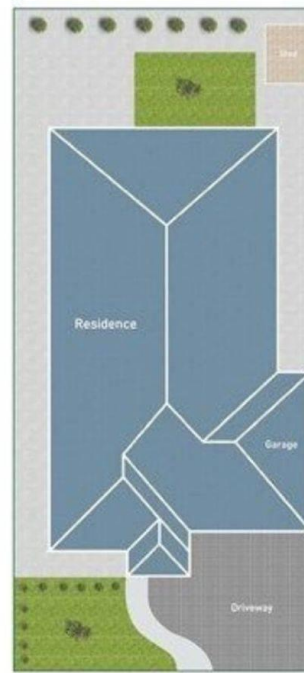
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### Floor Plan



### Site Plan



### 4 Winchcombe Way, Cranbourne North

\* Dimensions are approximate and for illustrative purposes only