



44 Charlbury Crescent, Cranbourne North

Spacious Family Living on a Generous 570sqm Block!

Welcome to 44 Charlbury Crescent, Cranbourne North, a beautifully appointed family home offering space, comfort and practicality on a generous 570sqm allotment. Featuring four spacious bedrooms, two bathrooms, a double lock-up garage and two separate living areas, this home is ideal for growing families seeking room to relax and entertain. Complete with ducted heating and cooling, plenty of storage throughout and a well-designed layout, this property delivers comfortable living all year round.

The master bedroom provides a private retreat, while the remaining three bedrooms offer comfortable accommodation for family members or guests. The home features two well-appointed bathrooms, designed to cater to the needs of a busy household. With generous storage options throughout, there is plenty of space to keep everything organised and enjoy a clutter-free lifestyle.

At the heart of the home, the beautiful kitchen makes a statement with stylish pendant lighting, ample cabinetry and a practical walk-in pantry, providing plenty of storage for all your cooking essentials. The two separate living areas offer flexibility for family gatherings, relaxation or a dedicated entertainment space. Extending the living

4 2 2

FOR SALE
\$980,000 - \$1,070,000

VIEW
Sat 31st Oct @ 11:30AM - 12:00PM

AGENTS
Fatima Yazdani
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AGENCY
LJ Hooker Hampton Park
(03) 9702 8388

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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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experience outdoors, the enclosed alfresco is perfect for year-round entertaining, family barbecues or simply enjoying a quiet afternoon, while the generous 570sqm block provides additional outdoor space for the whole family to enjoy.

Positioned in the family-friendly suburb of Cranbourne North, this home offers convenient access to shopping centres, schools, parks and everyday amenities. Enjoy shopping and dining at The Avenue Village Shopping Centre, Thompsons Parkway Shopping Centre and Cranbourne Park Shopping Centre. Families will appreciate the nearby schools, including Tulliallan Primary School and Alkira Secondary College, while local parks, playgrounds and walking tracks provide plenty of opportunities to enjoy the outdoors. With medical centres, public transport and convenient connections to Thompsons Road and the South Gippsland Highway, this location offers an excellent balance of lifestyle and convenience.

Don't miss this fantastic opportunity to secure a spacious family home on a generous 570sqm block in a convenient Cranbourne North location. Contact us today to arrange your inspection - this could be the perfect place to call home!

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MORE DETAILS

Property ID	47ZDCFHE
Property Type	House
House Size	37 m2
Land Area	570 m2
Including	Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Solar Panels Alfresco

Fatima Yazdani 0455 060 836

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Residence:	216m ²
Garage:	33m ²
Porch:	6m ²
Alfresco:	41m ²
Total Area:	296m²

This floorplan is for illustration purposes only and no warranty is given to its accuracy.
Purchasers are advised to carry out their own investigations.