



13 Stanhill Drive, Cranbourne South

## Luxury Lifestyle Property with a Modern Family Residence as well as a separate Modern Pool House on over 2.8 Acres (Approx.)

This exceptional lifestyle property offers the perfect blend of modern living, privacy, and spectacular scenery. Situated on over 2.8 acres (approximately 1.15 hectares), this elevated estate boasts uninterrupted views of the Dandenong Ranges and features the spacious main residence for family living, the pool house for all your entertaining, both under 10 years old, and designed for luxurious living and entertaining.

**Main Residence** Upon entering through the post-and-rail entrance, a picturesque winding driveway leads to the main home, a stunning modern residence set well back on the property. Spanning approximately 33.5 squares, this thoughtfully designed home provides multiple living spaces and an expansive outdoor decked alfresco area.

- Spacious Master suite with walk-in robe and full ensuite

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

6 🏠 3 🚗 12 🚗

**FOR SALE**  
\$2,150,000 - \$2,350,000

### AGENTS

Darren Saxon  
0418 341 722  
darren.saxon@ljhcasey.com.au

Rajesh Rednam  
0420 222 141  
rajesh.rednam@ljhcasey.com.au

### AGENCY

LJ Hooker Cranbourne  
(03) 5996 4777



- Three additional double-sized bedrooms with built-in robes
- Large study or reading room
- Formal Lounge and separate Rumpus room
- Open-plan modern Kitchen featuring 40mm Caesarstone benchtops with waterfall ends, stainless steel appliances, and a walk-in pantry
- Expansive tiled Dining and Family room opening onto the decked alfresco with stunning views
- Ducted refrigerated heating and cooling for year-round comfort
- Nine-foot ceilings throughout, solar panels, and a double remote garage with internal access

Pool House Designed as an entertainer's dream for entertaining guests and friends. Offering approximately 19.3 squares of space, boasts an open-plan living area that seamlessly connects to a beautifully paved and decked alfresco, overlooking the fully fenced tennis court and solar-heated inground pool and spa.

- Open-plan layout with massive living and entertaining area
- Full modern kitchen with 40mm Caesarstone benchtops and stainless-steel appliances
- Enormous bedroom with a walk-in robe and full ensuite
- Additional WC off the living area
- Bi-fold doors opening onto the alfresco area
- Split-system air conditioning, ceiling fans, and a gas fireplace
- Nine-foot ceilings for an enhanced sense of space

#### Additional Features

- Expansive barn with an additional mezzanine floor and additional concreting
- Exposed stone aggregate concrete driveway leading to the main house
- Small shed and numerous mature shade trees
- Sealed road frontage with mains water and gas
- Convenient access to shopping, schools, and transport links to the city and both Bays

This remarkable estate presents a rare opportunity to enjoy an unparalleled lifestyle in a highly sought-after location. For those seeking space, privacy, and premium amenities, this property is must-see.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID 1XC9FBS  
Property Type House  
House Size 490 m2  
Land Area 2.86 acre  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (4)  
Tennis Court  
Fire Place  
Dishwasher  
Built-in-Robes  
Solar Panels  
Solar Hot Water  
Alfresco  
Area Views  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport

### **Darren Saxon 0418 341 722**

Sales Agent / Licensed Estate Agent | [darren.saxon@ljhcasey.com.au](mailto:darren.saxon@ljhcasey.com.au)

### **Rajesh Rednam 0420 222 141**

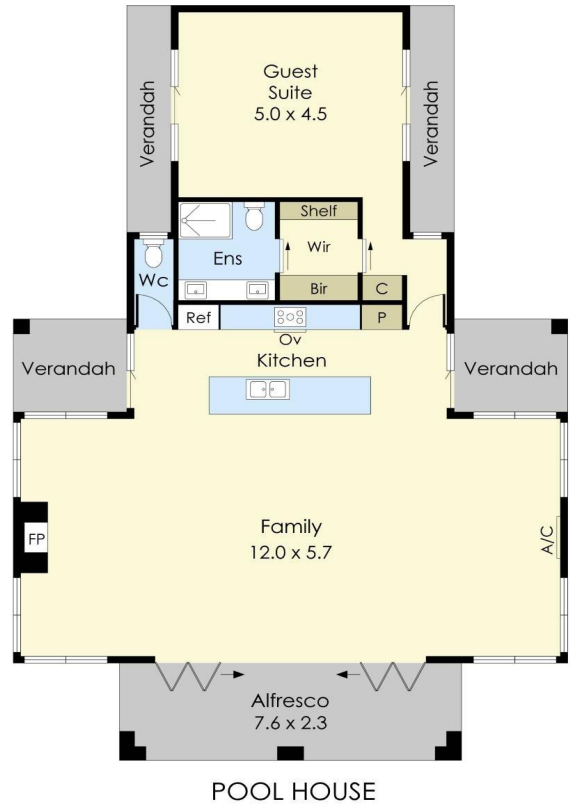
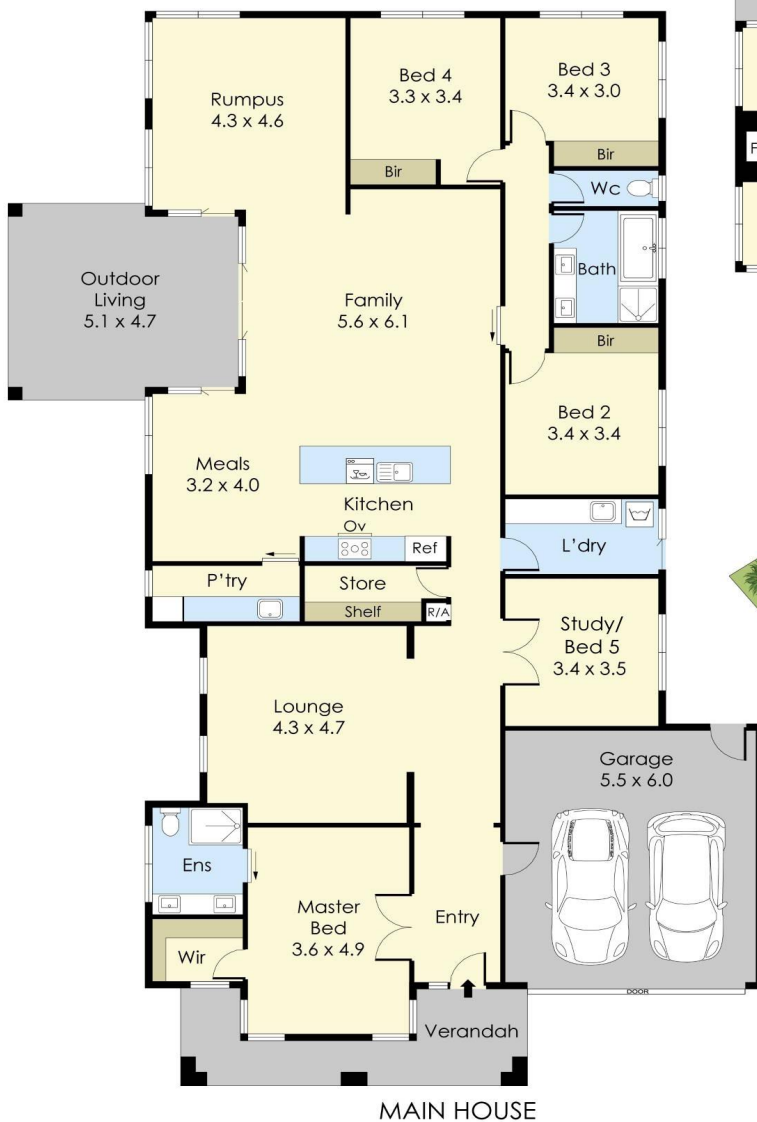
Sales Agent | [rajesh.rednam@ljhcasey.com.au](mailto:rajesh.rednam@ljhcasey.com.au)

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

119 High Street, CRANBOURNE VIC 3977

[cranbourne.ljhooker.com.au](http://cranbourne.ljhooker.com.au) | [john.deo@ljhcasey.com.au](mailto:john.deo@ljhcasey.com.au)





**N**  **13 Stanhill Drive, Cranbourne South**

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

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.