



## Cranbourne South, 13 Stanhill Drive

Luxury Lifestyle Property with Two Modern Homes, 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 two contemporary residences, both under 10 years old, 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
- Three additional double-sized bedrooms with built-in robes



**Disclaimer:** 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.



**For Sale**  
\$2,150,000 - \$2,350,000

**View**  
Sat 19th Apr @ 1:00PM - 1:45PM

**Contact**  
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0418 341 722  
darren.saxon@ljhcasey.com.au

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



- 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:** The second modern residence, designed as an entertainer's dream for entertaining guests and friends. Offering approximately 19.3 squares of space, this home 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.

## More About this Property

Property ID	1XC9FBS
Property Type	House
House Size	490 m <sup>2</sup>
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

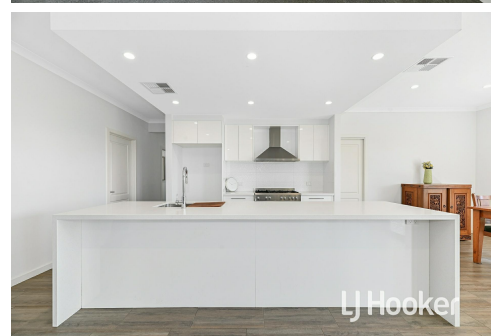
**Darren Saxon 0418 341 722**

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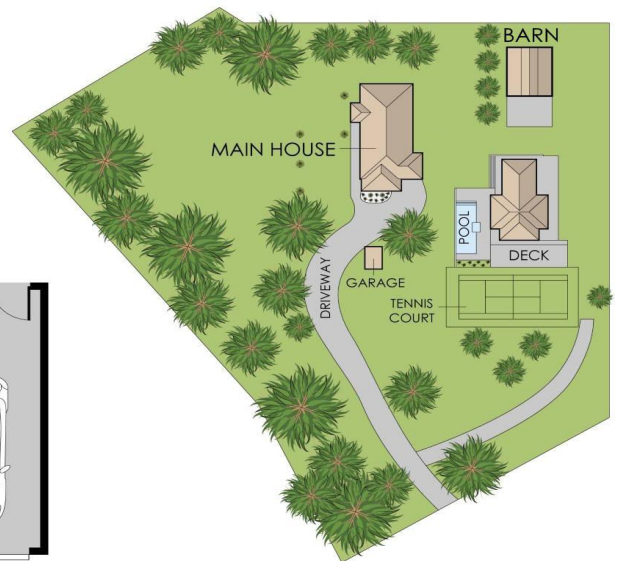
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**N** 13 Stanhill Drive, Cranbourne South

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