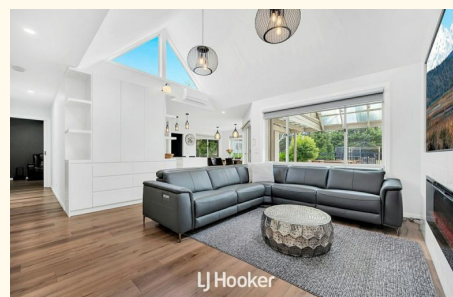




LJ Hooker



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11 Earlston Circuit, Cranbourne

A Rare Lifestyle Estate on Approx. 4,108sqm!!

Set on an extraordinary 4,108sqm (approx.) of beautifully landscaped grounds, this grand single-level residence delivers an exceptional blend of space, comfort and resort-style living. Perfectly suited for large or extended families, the home offers six bedrooms, including two luxurious master suites, each appointed with a walk-in robe and private ensuite. The remaining bedrooms are serviced by additional well-designed bathrooms along with a convenient powder room, ensuring effortless family living.

The heart of the home unites the kitchen, dining and main living area in a beautifully open and connected layout. Large sliding doors extend the space to the expansive covered alfresco, where the pool and outdoor entertaining zone create an idyllic backdrop for gatherings, celebrations or quiet evenings at home. The seamless indoor-outdoor flow enhances the home's sense of scale while offering a lifestyle centred around comfort and relaxation.

Key Features:

- Enormous 4,108sqm (approx.) estate offering exceptional privacy, space and a true lifestyle retreat
- Full renovation throughout with premium finishes, refined detailing

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FOR SALE
ON HOLD!

VIEW
By Appointment

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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.

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- and a high level of craftsmanship
- Six beautifully appointed bedrooms, including two grand master suites, each with a walk-in robe and private ensuite
- Multiple well-appointed bathrooms and a convenient powder room to accommodate larger families
- Exciting future potential (STCA) to build an additional two dwellings at the rear, maximising the land's value and flexibility
- Elegant theatre room and multiple generous living zones designed for modern family living
- Hydronic gas heating (radiators) providing gentle, consistent warmth
- Air conditioning for comfortable living across all seasons
- Solar panel system providing energy efficiency and reduced running costs
- Expansive alfresco entertaining pavilion overlooking the sparkling in-ground swimming pool, complete with a dedicated BBQ area perfect for outdoor dining and hosting gatherings
- Separate studio with gym and toilet - ideal for guests, a retreat, hobbies or home business use
- Secure double garage with internal access plus a wide driveway offering abundant off-street parking
- Multiple storage sheds and meticulously landscaped grounds

Positioned in one of Cranbourne's most exclusive lifestyle pockets, the property enjoys a peaceful semi-rural atmosphere while remaining moments from everyday convenience. You're only a short drive to Cranbourne Shopping Centre, St Agatha's Primary School, Cranbourne East Secondary College, local childcare, Casey Grammar, parks, cafés, sporting facilities and medical services. Easy access to South Gippsland Highway and the Monash Freeway ensures effortless travel to Clyde, Berwick, Dandenong and Melbourne CBD, making this estate the perfect balance of tranquillity and connectivity.

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	9FVHWR
Property Type	House
Land Area	4096 m2

Rohullah Paykari 0423 649 553

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

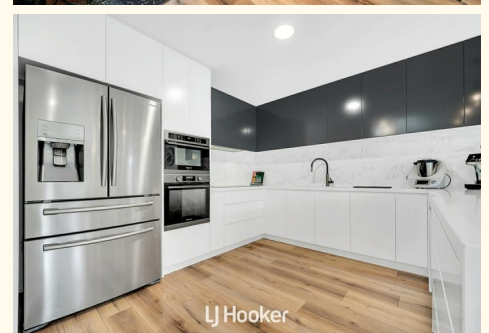
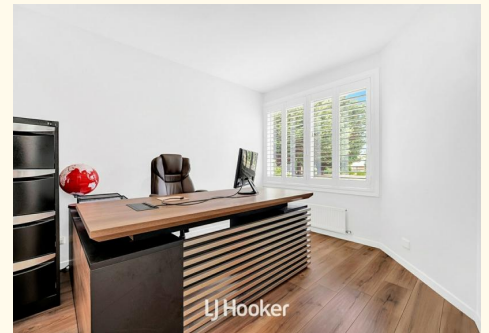
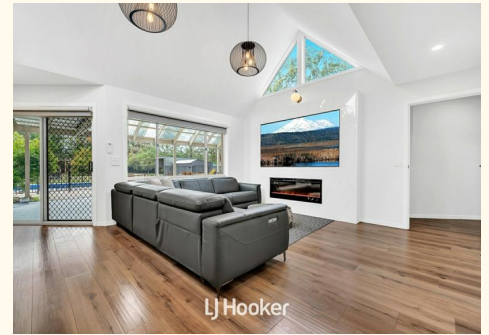
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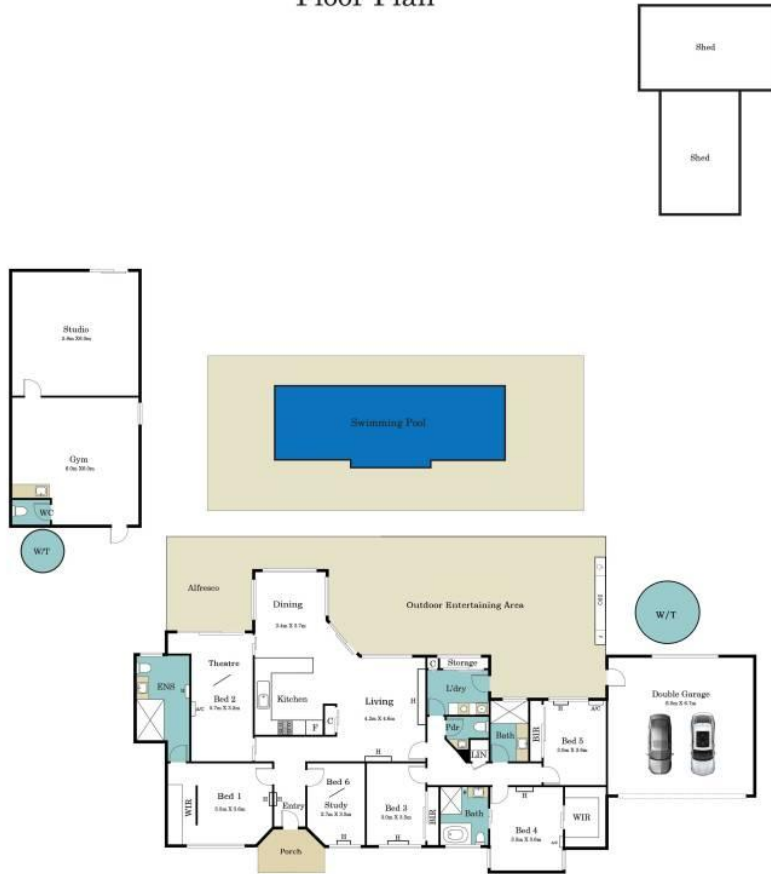
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Floor Plan



Site Plan



11 Earlston Circuit, Cranbourne

* Dimensions are approximate and for illustrative purposes only

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