






110 Lesdon Avenue, Cranbourne

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## Perfect Position, Endless Potential —Approx. 650m<sup>2</sup> of Opportunity

Positioned in an unbeatable location where convenience truly meets lifestyle, this spacious family home is set on an impressive approx. 650m<sup>2</sup> block and places everything you need right at your doorstep.

Enjoy an easy stroll to the train station, local shopping centre with a great selection of retailers and cafés, sporting grounds, playgrounds, plus both primary and secondary schools —a location that will always be in demand.

Step inside and discover a well-designed floorplan offering flexibility and comfort for growing families or savvy investors. The generous master bedroom is privately positioned at the front of the home and features a full ensuite and walk-in robe, while the second and third bedrooms are tucked away at the rear, each complete with double built-in robes.

Multiple living options add to the home's appeal, with two distinct living zones complemented by a formal dining area —perfect for entertaining or simply enjoying extra space for the family to spread

**FOR SALE**  
\$670,000 - \$730,000

### AGENTS

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 **LJ Hooker**

out. At the heart of the home, the centrally located kitchen overlooks the expansive concrete-paved pergola, creating seamless indoor-outdoor flow and making it ideal for hosting gatherings all year round.

Outside, you'll be impressed by the massive backyard —offering plenty of room for kids and pets to play, future enhancements, or even potential further improvements (STCA). An oversized double garage and an abundance of additional driveway parking provide exceptional practicality for families with multiple vehicles, trailers or caravans.

Whether you're a first home buyer looking to secure a prime location or an investor seeking a property with strong lifestyle appeal and long-term growth potential, this is an opportunity not to be missed.

Location, space and future potential —it's all here.

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## **MORE DETAILS**

Property ID	1XG9FBS
Property Type	House
House Size	126 m2
Land Area	650 m2
Including	Ensuite

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

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