

Cranbourne, 13 Lesdon Avenue

Modern Family Living with Space, Style & Superb Convenience

Ideally nestled in a quiet yet central Cranbourne location, this superbly presented four-bedroom home offers spacious comfort, multiple living zones, and all the practical features that make family life a breeze. Set on an expansive 650m² (approx.) block, it's the perfect balance of lifestyle, location, and liveability.

Step through the entry to discover a light-filled formal living zone that invites relaxation, while the second open-plan living and dining area provides an effortless connection to the outdoors. The covered alfresco and dedicated BBQ area make entertaining easy year-round, all framed by a lush, green backyard ideal for children and pets.

At the heart of the home, a functional and well-appointed kitchen provides excellent bench space, generous storage, and seamless integration with the dining area-ideal for busy households and effortless hosting.



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.

SOLD

4

2

2

For Sale
\$650,000 - \$700,000

View
ljhooker.com.au/8HYHWR

Contact
Rohullah Paykari
0423 649 553
rpaykari.dandenong@ljhooker.com.au

Latif Samadi
0494 045 669
latif.samadi@ljhooker.com.au

LJ Hooker Dandenong City
(03) 9877 9750

Accommodation includes four generously sized bedrooms, three with built-in robes. The privately zoned master bedroom features a walk-in robe and a well-appointed ensuite. The remaining bedrooms are serviced by a central family bathroom and separate WC, while the full-sized laundry and linen storage add to the everyday convenience.

Key Features:

- Generous 650m² (approx.) allotment with potential to enhance or expand
- Four spacious bedrooms including a master with ensuite and robe
- Two distinct living zones for added flexibility
- Well-equipped kitchen with ample storage and bench space
- Covered alfresco and large grassed yard with BBQ area-perfect for entertaining
- Split system air conditioning and ducted heating for year-round comfort
- Generous-sized backyard with storage shed
- Double carport with additional off-street parking
- Close to Thompson Parkway Shopping Centre, Cranbourne Homemaker Centre & Rangebank Primary School

Whether you're upsizing, investing or buying your first family home, this outstanding residence delivers space, functionality, and unbeatable access to local amenities. Move in now or add your personal touch over time.

Don't miss your opportunity-enquire today to book your private inspection.

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 About this Property

Property ID	8HYHWR
Property Type	House
Land Area	650 m2

Rohullah Paykari 0423 649 553

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

Latif Samadi 0494 045 669

Sales Specialist | latif.samadi@ljhooker.com.au

LJ Hooker Dandenong City (03) 9877 9750

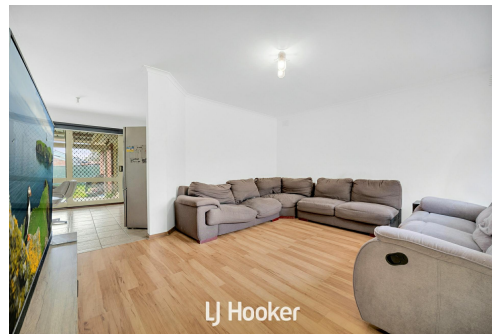
347 Lonsdale Street, DANDENONG VIC 3175

dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



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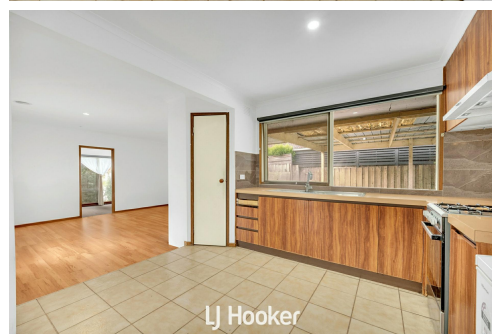
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Floor Plan



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13 Lesdon Avenue, Cranbourne

* Dimensions are approximate and for illustrative purposes only



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