

Cranbourne, 14 Formby Place

Elegance, Space & Sophistication in the Prestigious Brookland Greens Estate

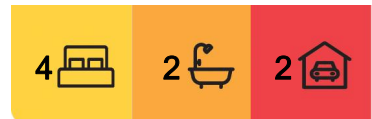
Tucked away in a peaceful court within the highly regarded Brookland Greens Estate, this magnificent Porter Davis-designed residence blends timeless elegance with contemporary luxury and exceptional lifestyle appeal.

From the moment you enter, the home makes an unforgettable impression. The palatial master retreat welcomes you with double doors, a private sitting area, an expansive walk-in wardrobe, and a lavish ensuite featuring a spa bath, twin vanities, and an oversized walk-in shower —a serene escape tailored for indulgent relaxation.

At the heart of the home lies a gourmet kitchen designed for both beauty and function. Outfitted with premium stainless steel appliances, an oversized pantry, abundant cabinetry, and an expansive island bench, it's the perfect space for effortless entertaining and family connection. This central culinary haven flows seamlessly into the open-plan family living



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For Sale
\$850,000 to \$930,000 | CLOSING OFFERS

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ljhooker.com.au/8JPHWR

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and casual dining areas.

Thoughtfully zoned, the home boasts a series of versatile living spaces to suit every occasion —from the refined formal lounge and dining room to the inviting rumpus or theatre room, and a dedicated study ideal for working from home or creative pursuits.

Outside, the lifestyle continues with a superb alfresco entertaining area, framed by lush established gardens and shaded by mature trees. Whether hosting guests, enjoying weekend BBQs, or watching the kids and pets play on the manicured lawn, this private sanctuary offers year-round enjoyment. Garden sheds are discreetly tucked away, perfect for storage or weekend projects.

Property highlights include:

- 4 oversized bedrooms plus a dedicated study
- Opulent master suite with private retreat and spa ensuite
- Designer kitchen with high-end appliances
- Multiple living zones, including formal and informal spaces
- Expansive alfresco area and beautifully landscaped gardens
- Ducted heating, evaporative cooling and split system air conditioning for year-round comfort
- Solar panel system for energy efficiency
- Double garage with internal access and external
- Ample off-street parking
- Prime location

Enjoy the prestige of Brookland Greens —a community surrounded by leafy reserves, family-friendly facilities and easy access to Amstel, Ranfurly, and Settlers Run Golf Clubs. All this, within close reach of top schools, shopping centres and transport links.

A rare offering of scale, comfort and style —this exceptional home is a statement in modern family luxury.

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.



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More About this Property

Property ID	8JPHWR
Property Type	House
Land Area	688 m2

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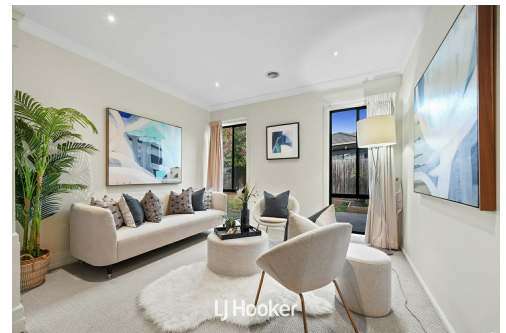
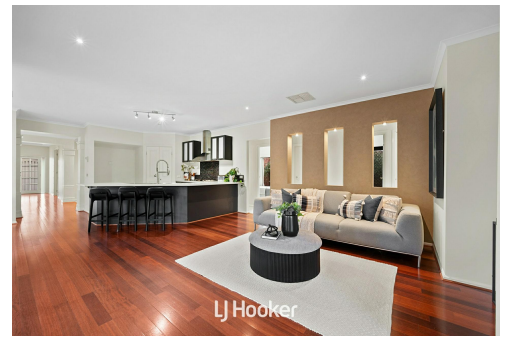
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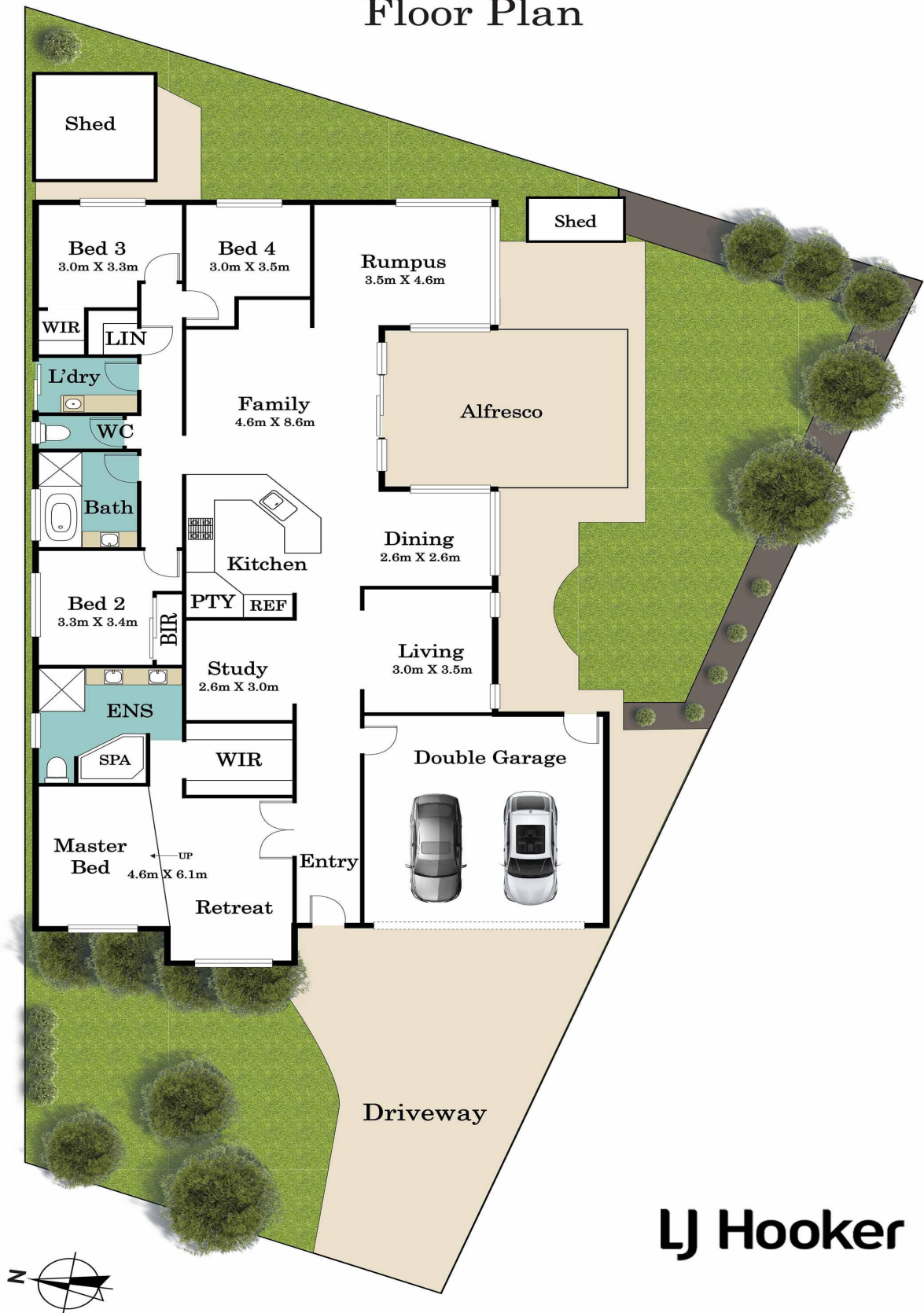
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Floor Plan



LJ Hooker

14 Formby Place, Cranbourne

* Dimensions are approximate and for illustrative purposes only



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