






20 Bundoran Avenue, Cranbourne

## A One-of-a-Kind Family Home with the Ultimate Garage Setup - Brookland Greens Estate

Positioned on a prominent 590sqm corner allotment within the highly sought-after Brookland Greens Estate, this exceptional family residence delivers the perfect balance of comfort, practicality and lifestyle flexibility - featuring an incredible high-clearance shed setup rarely found in residential Cranbourne.

Beautifully presented and move-in ready, the home immediately impresses with its timeless red-brick facade, heritage-inspired gables and block-paved driveway. The custom two-storey garage offers expansive secure parking options ideal for tradies, mechanics, caravan owners, car collectors or growing families needing extra space.

Inside, the thoughtfully designed floorplan offers four spacious bedrooms, two bathrooms enhanced by decorative archways and an abundance of natural light. A spacious living area creates the perfect retreat for relaxing or entertaining, complete with a movie projector and split-system comfort.

4  2  6 

**FOR SALE**  
\$895,000 - \$945,000

**VIEW**  
By Appointment

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 **LJ Hooker**

At the heart of the home, the modern kitchen combines style and functionality with quality appliances including a Miele oven, 900mm induction cooktop and Bosch dishwasher, all complemented by ample cabinetry, sleek benchtops and adjoining dining space ideal for everyday family living.

The oversized master suite provides a peaceful sanctuary featuring a walk-in robe and private dual-vanity ensuite, while the remaining bedrooms are well positioned with built-in robes and easy access to the updated central bathroom.

Stepping outside is where this property truly separates itself from the competition.

The enormous custom-built high-clearance shed with approximately 4.2-metre height offers outstanding versatility and functionality. Whether you need secure vehicle storage, workshop space, business operations, a home gym or the ultimate man cave, this incredible structure caters to it all. Complete with its own toilet, air-conditioned retreat and space for additional accommodation or guest setup, it presents endless possibilities for lifestyle buyers.

The north-facing alfresco area creates a fantastic year-round entertaining zone with outdoor heating, incorporated wall mounted lighting and a pot belly heater, with a space nearby for a covered barbeque area —perfect for gatherings with family and friends.

Designed for energy-efficient living, the property is fully electric with no gas connection and is further enhanced by an impressive 10.6kW solar system, helping significantly reduce ongoing energy costs.

Additional features include:

- Secure indoor parking for up to 6 vehicles and front outdoor parking
- Massive high-clearance shed/workshop
- Potential additional accommodation or retreat space
- 3 reverse-cycle split-system air conditioners
- 8 security cameras for added peace of mind
- Sensor lighting throughout hallways
- Double garage with internal access
- Study/home office or optional bedroom
- NBN connectivity to the premises
- Top of the range 10.56kw solar system Fronius Gen 2 inverter with 24 Jinko - Tiger black on black panels
- Separate BBQ entertainment area with an included Broil King stainless barbecue.
- Laundry with storage
- Low-maintenance landscaped surrounds

Located moments from St Peter's College (Cranbourne Campus), Barton Primary School, Cranbourne West Secondary College, shopping centres, parklands, golf courses and major road access including the Western Port Highway, this is a rare opportunity to secure a truly versatile family property with exceptional lifestyle appeal.

A home of this calibre - with this level of functionality and secure vehicle accommodation - is incredibly hard to find.

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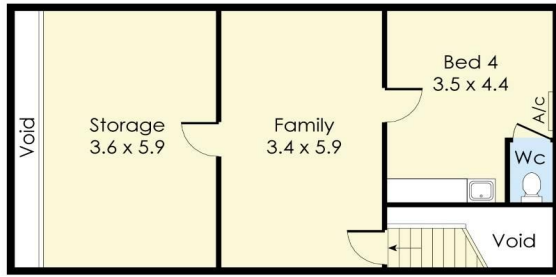
## MORE DETAILS

Property ID 1XH8FBS  
Property Type House  
House Size 181 m2  
Land Area 590 m2  
Including Ensuite  
Air Conditioning  
Ducted Heating  
Toilets (3)  
Built-in-Robes  
Solar Panels  
Close to Schools  
Close to Shops  
Close to Transport  
Security System

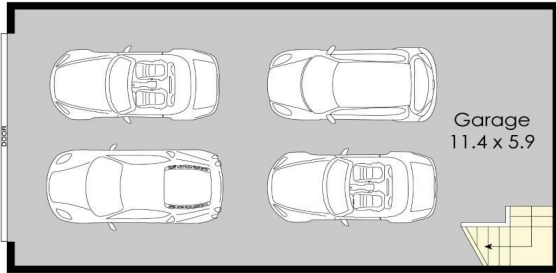
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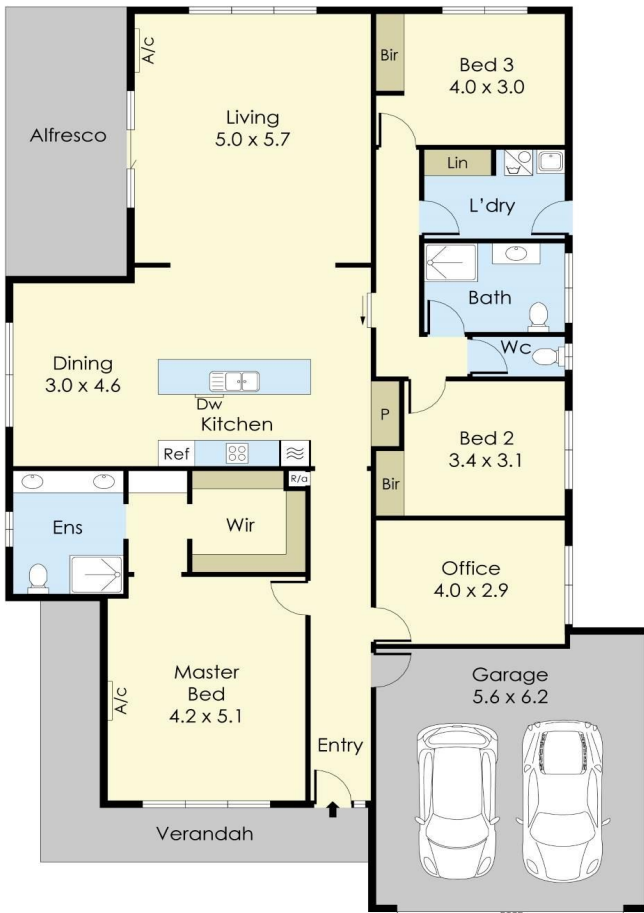




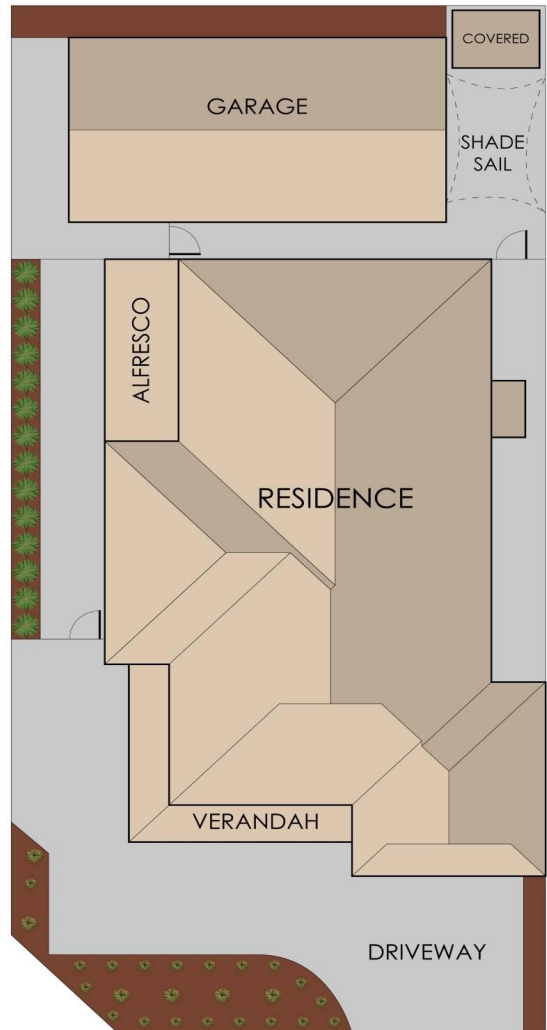
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



## 20 Bundoran Avenue, Cranbourne

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