

Cranbourne, 3 Rawls Street

Prestige, Proportion & Panache - Your Dream Family Mansion

Welcome to 3 Rawls Street, Cranbourne an extraordinary residence that perfectly balances elegance, comfort, and functionality in one of Cranbourne's most sought-after addresses. Sitting proudly on a spacious 811m² (approx.) block, this architecturally designed masterpiece offers expansive living spaces, luxurious inclusions, and premium finishes at every turn.

Step inside and be instantly impressed by the bright, light-filled interiors, the warmth of high-end timber flooring, and the softness of plush, cosy carpeting, all coming together to create a home that is both sophisticated and welcoming.

On the left, you'll find a formal lounge featuring a beautiful gas fireplace - the perfect spot for intimate gatherings or relaxed evenings. Beyond that, the dedicated theatre room offers the ultimate cinematic experience, making every movie night feel special.



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.



For Sale
Expressions of Interest!!

View
ljhooker.com.au/8NSHWR

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At the heart of the home lies the chef's kitchen - a true culinary showpiece boasting premium appliances, a spacious butler's pantry, stone benchtops, and a central island that overlooks the expansive meals and living zones. Whether you're preparing a family dinner or hosting a party, this kitchen delivers both style and functionality.

And it doesn't stop there! Step outside to discover the second outdoor kitchen, perfect for alfresco dining and weekend barbecues - no matter the occasion, this home is built for entertaining.

The backyard is a true highlight, featuring an oversized swimming pool that promises endless fun and relaxation for family and friends.

Key Features:

-Five expansive bedrooms, including:

? Three luxurious master suites with walk-in robes and stylish private ensuites

? Two additional oversized bedrooms with walk-in robes, sharing a beautifully appointed central bathroom

-Formal lounge with gas fireplace, dedicated theatre room, open-plan living, retreat area, and an open study

-Chef's kitchen with butler's pantry, stone benchtops, premium appliances, and a generous central island

-Large laundry, multiple powder rooms, and abundant storage throughout

-Expansive backyard with a supersized swimming pool - the ultimate private retreat

-Outdoor kitchen, ideal for year-round entertaining

-Installed solar panels for enhanced energy efficiency and long-term cost savings

-Cooling: YES

-Heating: YES

-Lush grounds are perfect for families craving space and lifestyle

With two double garages plus a separate shed, you'll have no shortage of secure parking and storage for cars, tools, or hobby gear - a dream for families and trades alike.

Situated in a quiet pocket of Cranbourne's highly sought-after Canopy Estate, surrounded by established trees and with easy access to amenities including parks and playgrounds, Ranfurly Golf Course, local shopping precincts and schools, you also have Cranbourne Train Station nearby, plus easy M1 access for your journey into the city.

This is not just a house - it's a lifestyle statement. Spacious, elegant, and ready to impress, this is the home you've been dreaming of.

Opportunities like this are rare - don't miss your chance to secure this luxurious masterpiece before it's gone!

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.



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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 8NSHWR

Property Type House

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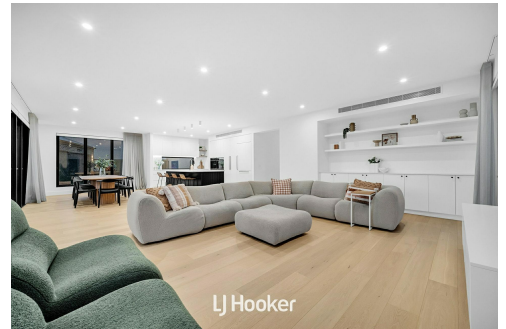
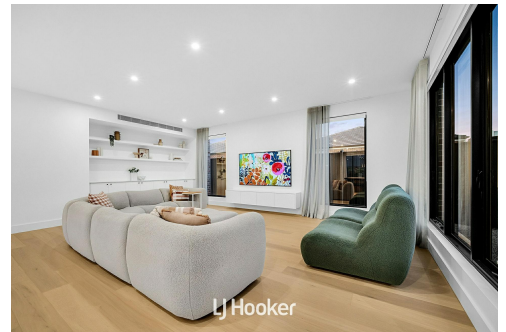
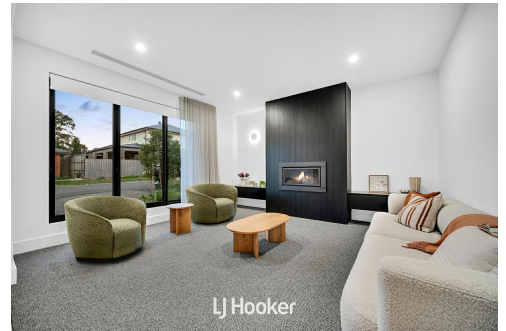
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