

## Cranbourne, 42 Campbell Parade

Exceptional Investment & Lifestyle Opportunity in Central Cranbourne!

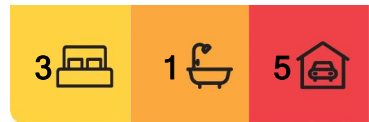
Nestled in a quiet street, this well-maintained home presents an outstanding opportunity for investors and first-home buyers alike. With the potential to build at the rear (S.T.C.A), this property offers exciting future possibilities.

Inside, the home features a spacious formal lounge with ducted heating and air conditioning, ensuring year-round comfort. The well-appointed kitchen seamlessly connects to the dining area, creating a warm and inviting space for family gatherings. Three generously sized bedrooms, all with built-in robes and ceiling fans, provide ample storage, while a separate rumpus room adds flexibility for additional living or entertainment.

Step outside to discover a covered alfresco area, perfect for outdoor dining and relaxation. The backyard is enhanced by fruit trees, a lush, spacious yard ideal for kids and pets, and a garden shed for extra storage. A secure driveway, double tandem garage, and carport



**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**  
\$639,000 to \$699,000 Walk to School!!

**View**  
[ljhooker.com.au/8FUHWR](http://ljhooker.com.au/8FUHWR)

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**(03) 9877 9750**

provide ample parking for up to five vehicles.

Set on a generous 573m<sup>2</sup> block with a low-maintenance yard, this home is just moments from shops, public transport, and local amenities, making it a highly sought-after location.

Key Features:

- Generous 573m<sup>2</sup> Block
- 3 Bedrooms with Built-in Robes & Ceiling Fans
- 1 Bathroom + Separate Toilet
- Multiple Living Areas for Versatile Use
- Covered Alfresco Area & BBQ Space
- Double Tandem Garage & Carport (5 Car Spaces)
- Ducted Heating & Air Conditioning
- Security Door for Added Safety
- Garden Shed for Additional Storage
- Spacious, Lush Green Yard with Fruit Trees —Perfect for Kids & Pets

Whether you're looking for a fantastic investment or a place to call home, this property offers endless possibilities. Act now and secure this prime opportunity before it's gone!

Enquire today to arrange an inspection!

**\*\*DISCLAIMER:\*\*** All stated dimensions are approximate only. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any relevant matters.

## More About this Property

<b>Property ID</b>	8FUHWR
<b>Property Type</b>	House
<b>Land Area</b>	573 m2

### Param Jandawar 0470 119 691

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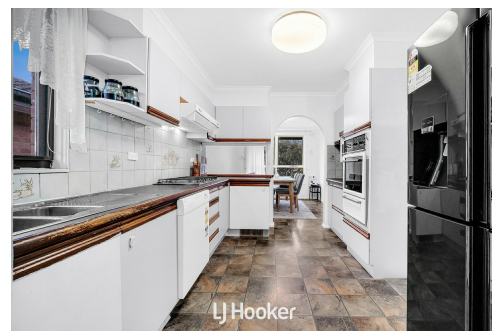
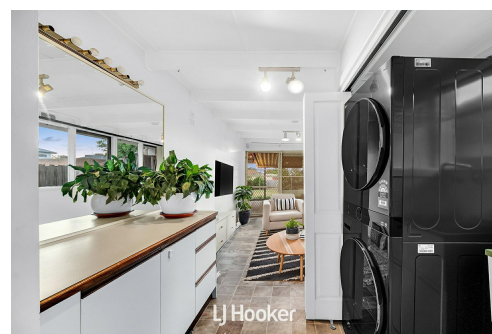
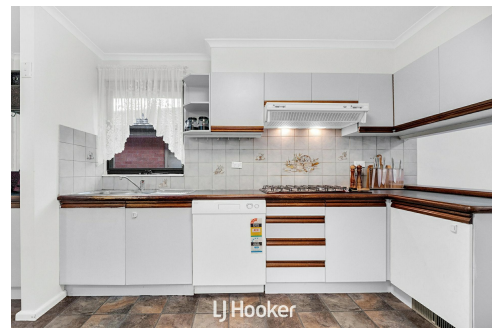
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# Floor Plan



**LJ Hooker**

**42 Campbell Parade, Cranbourne**

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