

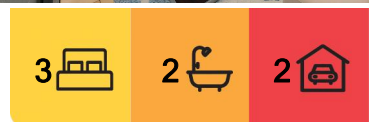
Cranbourne, 45 Clairmont Avenue

A Fantastic First Home

Perfectly positioned on a generous 585m² (approx.) corner allotment, this well-maintained three-bedroom brick home offers the ideal combination of comfort, functionality, and convenience-making it a standout opportunity for first home buyers or astute investors alike.

Step inside and be greeted by a large, light-filled lounge room complete with floating timber flooring and a charming bay window, creating a warm and inviting space to relax. The separate entrance leads through to a tiled meals area and well-equipped kitchen featuring a second bay window, electric cooktop, under-bench oven, dishwasher, and stylish glass splashbacks.

A spacious, tiled family room flows seamlessly from the meals area, boasting a cozy wood heater and ducted gas heating throughout, perfect for those chilly nights. This area opens out to a large, decked pergola, ideal for entertaining year-round, and leads into a generous



For Sale
\$650,000 - \$695,000

View
ljhooker.com.au/1VEWFBS

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backyard, offering ample space for children and pets to play. A separate utility room off the pergola provides flexibility for use as an outdoor kitchen or additional storage.

Accommodation includes three good-sized bedrooms, with the master positioned at the front of the home for privacy. It features a bay window, double built-in robes, a split system air conditioner, and a beautifully renovated full ensuite. The two additional bedrooms at the rear of the home also include double built-in robes and are serviced by a central bathroom and separate W.C.

Additional extras include:

- Solar panels for energy efficiency
- Remote-controlled double gates with a full-length driveway leading to a double carport
- Plenty of off-street parking
- Ducted gas heating and split system cooling
- Convenient corner block location
- Situated close to parks, sporting grounds, schools, kindergarten, childcare, shopping precincts, medical centres, train station, and public transport-this is a location that ticks all the boxes.

Whether you're looking to enter the market or expand your investment portfolio, this feature-packed home is a smart buy you won't want to miss.

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More About this Property

Property ID	1VEWFBS
Property Type	House
House Size	127 m2
Land Area	585 m2
Including	Ensuite Ducted Heating Dishwasher Floorboards Solar Panels

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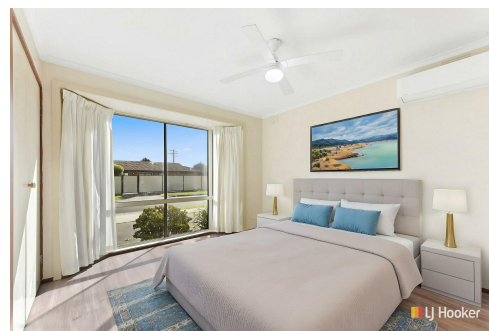
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This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.



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