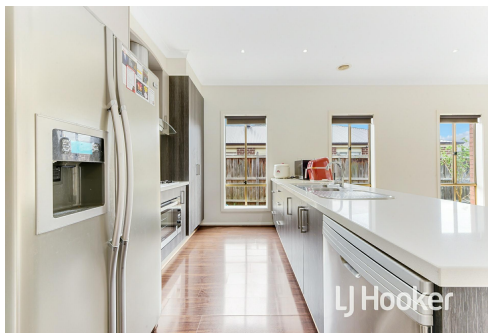




Cranbourne, 53 Valencia Circuit

Modern Living Meets Comfort —Ideal for First Home Buyers or Investors!

This stylish, modern 3-bedroom home offers the perfect opportunity for first-time buyers or savvy investors looking for a low-maintenance property in a prime location. Set on a 375m² block with a spacious backyard and compact alfresco, it's designed for easy living and outdoor relaxation.

Inside, the home boasts an inviting layout with high ceilings throughout, providing an open and airy feel. The master bedroom, located at the front, features a full ensuite and walk-in robe, while the other two generously sized bedrooms both come with double built-in robes and are serviced by a sleek, modern bathroom and separate WC.

The central living area offers ample space for unwinding—whether it's enjoying a movie or curling up with a book. This flows seamlessly into the ultra-modern kitchen, complete with luxurious 40mm Caesarstone benchtops, high-end appliances including a dishwasher, 5-



For Sale

\$630,000 - \$680,000

View

ljhooker.com.au/1XB2FBS

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

burner gas cooktop, electric oven, and plenty of storage space. The kitchen overlooks the family area, with elegant floorboards that lead out to the alfresco, creating the perfect setting for entertaining or enjoying the outdoors.

Additional features include ducted heating and evaporative cooling for year-round comfort, a double remote garage with internal and rear access, solar panels, new carpets in the bedrooms and a garden shed in the backyard-ideal for storing tools or outdoor equipment. Located close to shopping centres, parks, sporting grounds, schools, public transport, and offering easy access to freeways and the bays, this home ticks all the boxes for modern, convenient living.

Don't miss this fantastic opportunity, come see for your-self.

More About this Property

Property ID	1XB2FBS
Property Type	House
Land Area	375 m2
Including	Ensuite Ducted Heating Evaporative Cooling Toilets (2) Dishwasher Solar Panels

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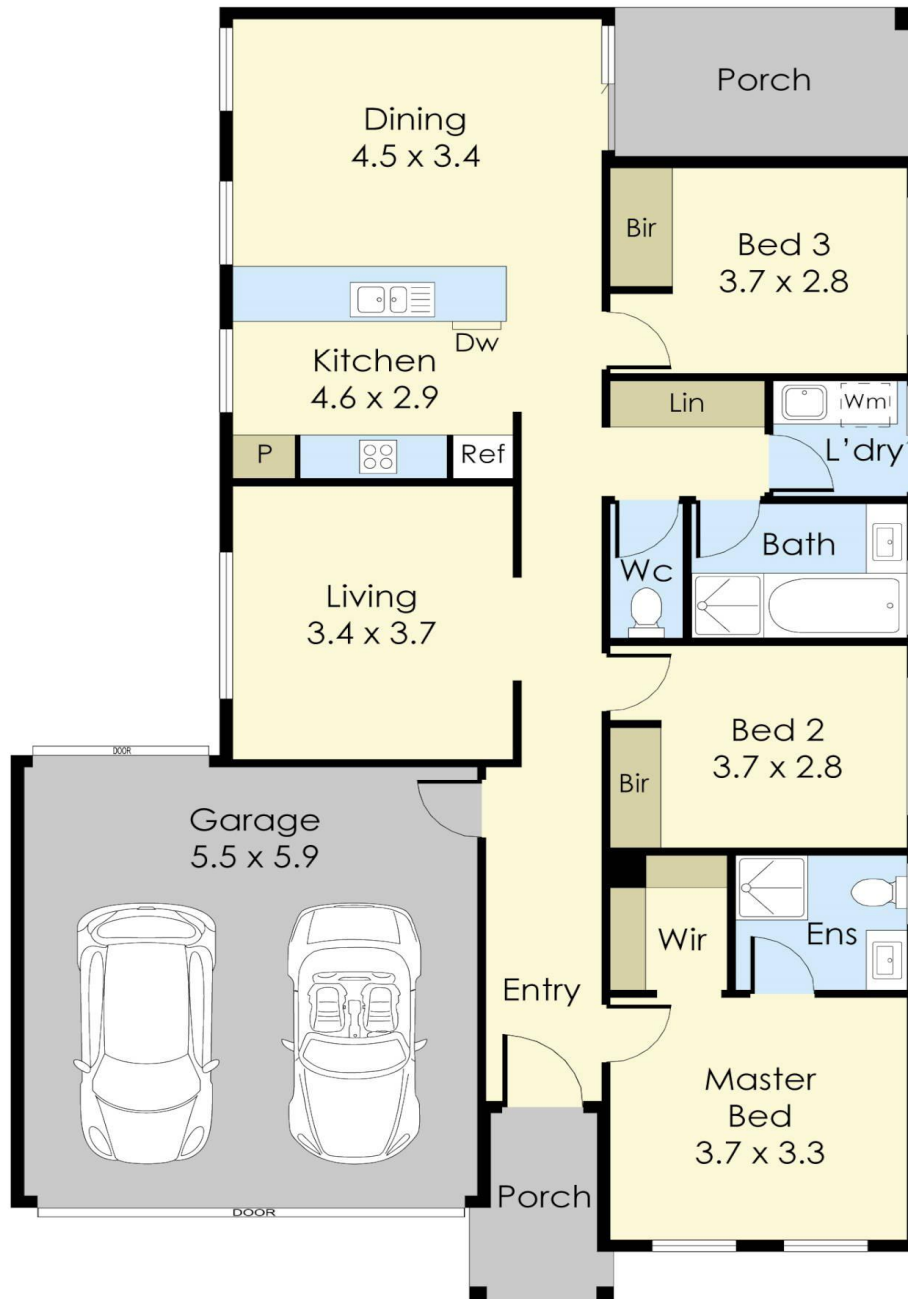
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Shed
2.1 x 1.5

(Not In Position)



53 Valencia Circuit, 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.



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