







1/18-20 Brunt Street, Cranbourne

Smack Bang Central Cranbourne!

Ideally positioned in the very centre of Cranbourne, this charming front, detached two-bedroom brick veneer unit offers the rare combination of its own street frontage, a private outdoor setting and outstanding convenience. Whether you are a first home buyer, investor or downsizer, this is an opportunity that is sure to impress.

Within an easy 5 to 10-minute walk, you can access an exceptional range of everyday amenities, including Cranbourne Park Shopping Centre with its major retailers, Primary and Secondary Schools, parks and playgrounds, banks, childcare, medical facilities, Cranbourne Train Station, the main bus interchange, places of worship, cafes and a wide selection of takeaway and dining options.

Inside, the home provides a welcoming and spacious layout. The generous formal lounge features a charming bay window and enjoys views across the paved front courtyard, creating a comfortable space to relax with family and friends.

Flowing through from the lounge is a bright and spacious dining area, complete with a gas wall furnace for winter comfort. Overlooking the dining zone, the well-appointed kitchen offers excellent cupboard and

2 1 1

FOR SALE
$475,000 - $505,000

VIEW
Sat 14th Nov @ 12:00PM - 12:20PM

AGENTS

Darren Saxon
0418 341 722
darren.saxon@ljhcasey.com.au

Rajesh Rednam
0420 222 141
rajesh.rednam@ljhcasey.com.au

AGENCY

LJ Hooker Cranbourne
(03) 5996 4777

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.

bench space, a pantry, gas upright stove and air conditioning, providing everything required for comfortable everyday living.

Both bedrooms are generously sized and feature double built-in wardrobes, while the partially updated main bathroom and separate WC service the accommodation.

Outside, the private and quaint backyard provides a peaceful garden setting - an ideal spot to enjoy a morning coffee, relax with a good book or simply unwind away from the hustle and bustle.

With its own street frontage, detached design and an enviable location within walking distance of virtually everything you could need, properties like this are becoming increasingly difficult to find.

An outstanding opportunity for first home buyers, investors and downsizers alike - inspect for yourself and discover the lifestyle and convenience this exceptional location has to offer.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.

MORE DETAILS

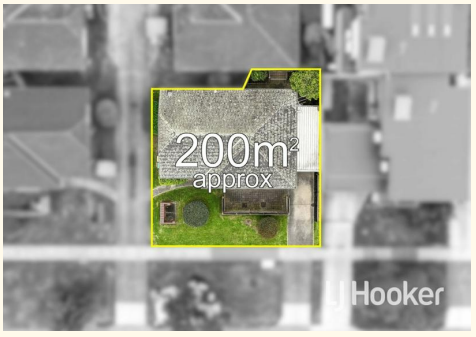
Property ID	1XJNFBS
Property Type	Unit
House Size	82 m2
Land Area	202 m2
Including	Air Conditioning
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport







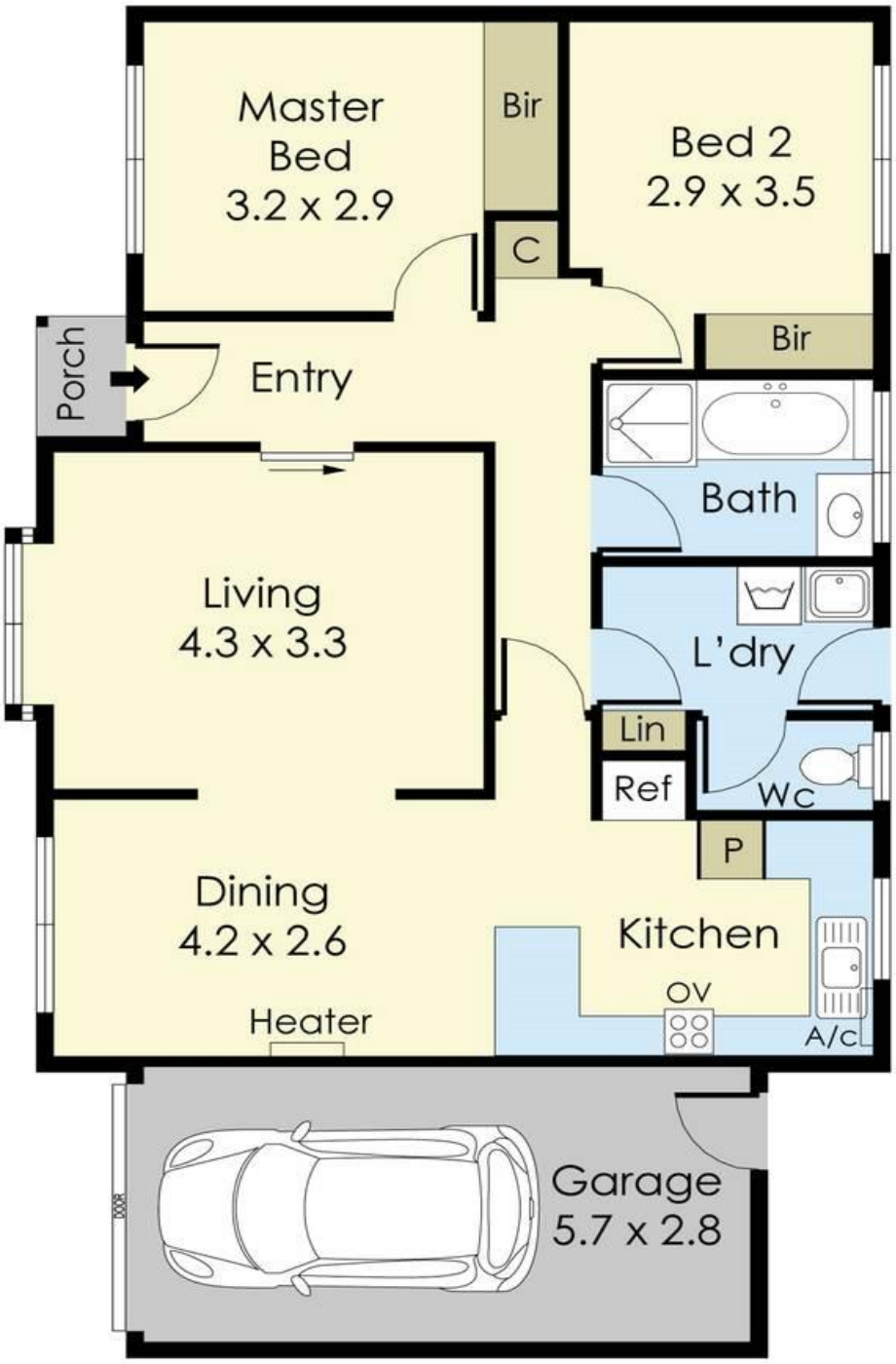




Darren Saxon 0418 341 722
Sales Agent / Licensed Estate Agent | darren.saxon@ljhcasey.com.au
Rajesh Rednam 0420 222 141
Sales Agent | rajesh.rednam@ljhcasey.com.au

LJ Hooker Cranbourne (03) 5996 4777
119 High Street, CRANBOURNE VIC 3977
cranbourne.ljhooker.com.au | john.deo@ljhcasey.com.au

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.



N

1/18 Brunt Street, Cranbourne

Residence:	77m²
Garage:	16m²
Porch:	1m²
Total Area:	94m²

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

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.

LJ Hooker