



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

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**FOR SALE**  
\$480,000 - \$520,000

**VIEW**  
Sat 17th Oct @ 1:00PM - 1:20PM

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

**LJ Hooker**

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.

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## 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](mailto:darren.saxon@ljhcasey.com.au)

### Rajesh Rednam 0420 222 141

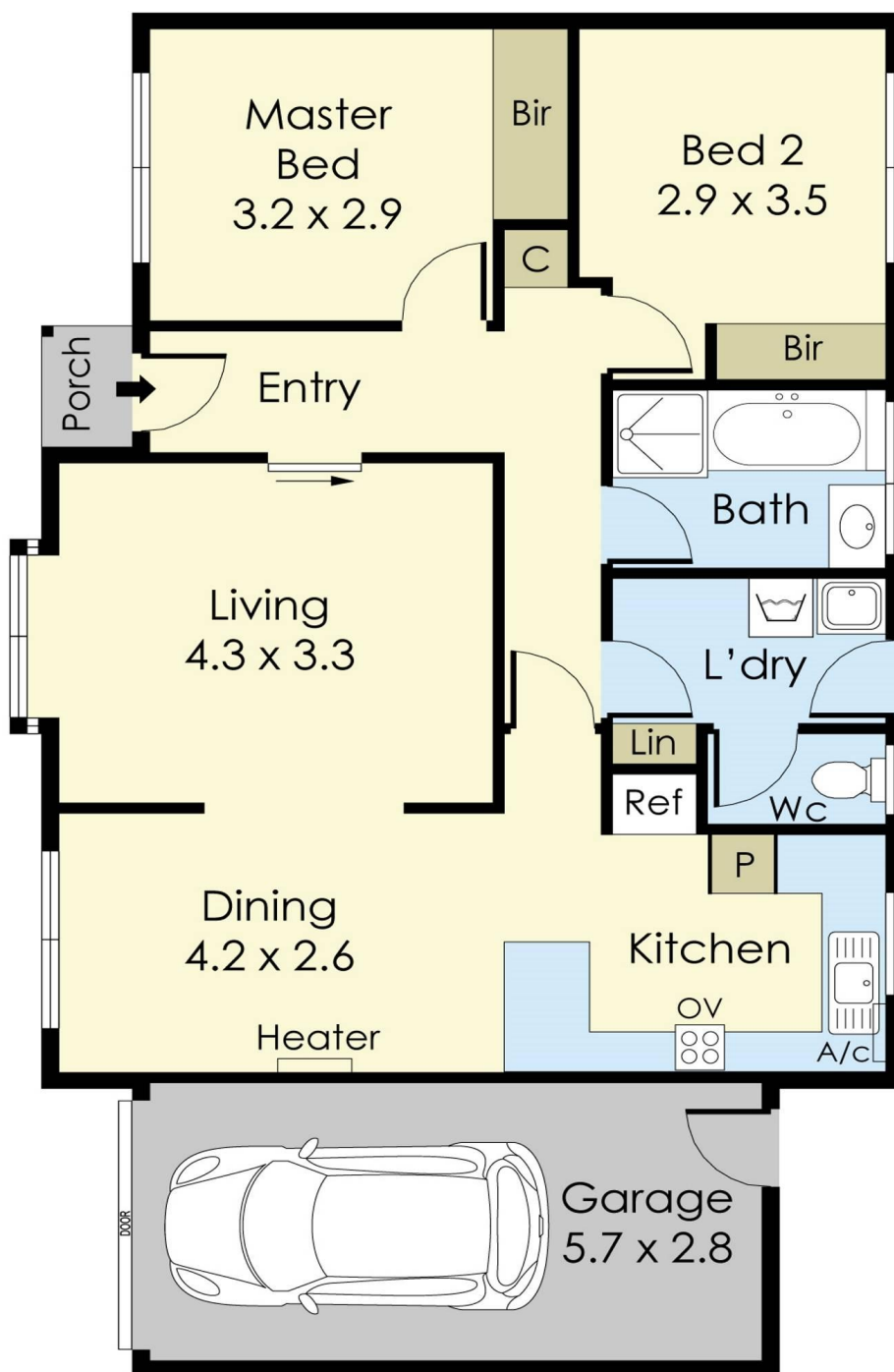
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1/18 Brunt Street, Cranbourne

Residence: 77m<sup>2</sup>  
Garage: 16m<sup>2</sup>  
Porch: 1m<sup>2</sup>  
Total Area: 94m<sup>2</sup>

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