



1/2 Barilla Court, Cranbourne

Smack Bang Central 2 Bedroom Unit

Perfectly positioned in the heart of Cranbourne, this spacious 2-bedroom unit offers an outstanding opportunity for first home buyers, downsizers, or savvy investors. With its own street frontage, separate driveway, and only two units on the block, this home provides both privacy and convenience in an unbeatable location.

Upon entry, you are welcomed into a generous formal living room featuring a reverse-cycle split system air conditioner-ideal for year-round comfort. Flowing seamlessly through, the large meals/dining area connects to the undercover verandah and well-sized backyard, offering the perfect setting for entertaining or relaxing outdoors.

The kitchen is both functional and bright, overlooking the backyard and boasting plenty of cupboard and bench space, a pantry, and gas cooking facilities. Accommodation includes two good-sized bedrooms, each with robes, while the master features a walk-in robe with direct access to the beautifully updated bathroom.

Additional highlights include a lock-up garage with side access, plus the bonus of an extra car space in the private driveway.

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FOR SALE
\$435,000 - \$475,000

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.

 **LJ Hooker**

All of this is within just 1km of Cranbourne Train Station, Cranbourne Park Shopping Centre (with Coles, Kmart and Target), schools, medical centres, and sporting grounds-making this a truly first-class location.

Don't miss your chance to secure this rare find in a tightly held central position.

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MORE DETAILS

Property ID	1XEBFBS
Property Type	Unit
House Size	95 m2
Land Area	225 m2
Including	Air Conditioning
	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





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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.