



26 Clairmont Avenue, Cranbourne




Good Things Come in Small Packages!

Perfectly positioned at the front of a block of two, this beautifully refurbished 3-bedroom brick veneer unit is ideal for first home buyers looking to get a foot in the market, or savvy investors seeking a low-maintenance property with an estimated rental return of around \$520 per week.

Freshly updated both inside and out, on an 283m² block, the home has been repainted throughout and features new blinds and carpets, ensuring a fresh and modern feel from the moment you step inside.

Upon entry, you're welcomed by a spacious, sun-filled lounge room with new carpets, the perfect space to unwind with a movie or entertain friends. Flowing seamlessly from the lounge, the open dining area adjoins an updated kitchen with timber flooring, complete with stainless steel appliances, ample cupboard space, and a large breakfast bar - ideal for casual meals or family gatherings.

From the dining area, side door opens out to the large undercover pergola with extensive concrete paving - a superb space for weekend BBQs, outdoor dining, or a safe and secure play area for the little ones. The low-maintenance yard also includes a storage shed, large

3  1  1 

FOR SALE
\$550,000 - \$605,000

AGENTS

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AGENCY

LJ Hooker Cranbourne
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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**

water tank, and a lockable gate providing direct access to the secure carport.

Inside, all three bedrooms are well-sized and fitted with robes and ceiling fans, while the updated modern bathroom features a stunning bath and a separate WC. Comfort is assured year-round with ducted gas heating and ducted evaporative cooling throughout.

Conveniently located within walking distance to Primary School, Kindergarten, parks, sporting grounds and the train station, and just a short 5-minute drive to three major Shopping Centres, this property offers the perfect combination of comfort, convenience, and value.

A fantastic opportunity for first home buyers or investors alike - come and see for yourself!

Call Darren Saxon on 0418341722

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MORE DETAILS

Property ID	1XESFBS
Property Type	Unit
House Size	102 m2
Land Area	283 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Floorboards Built-in-Robes Water Tank Alfresco Close to Schools Close to Shops Close to Transport

Darren Saxon 0418 341 722

Sales Agent / Licensed Estate Agent | darren.saxon@ljhcasey.com.au

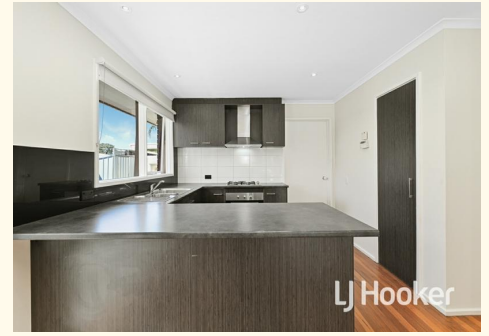
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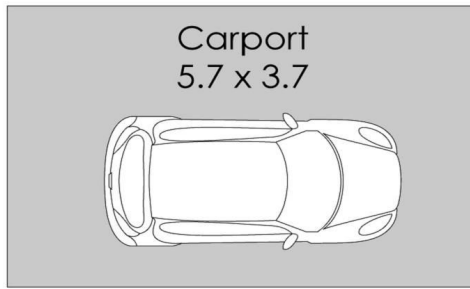
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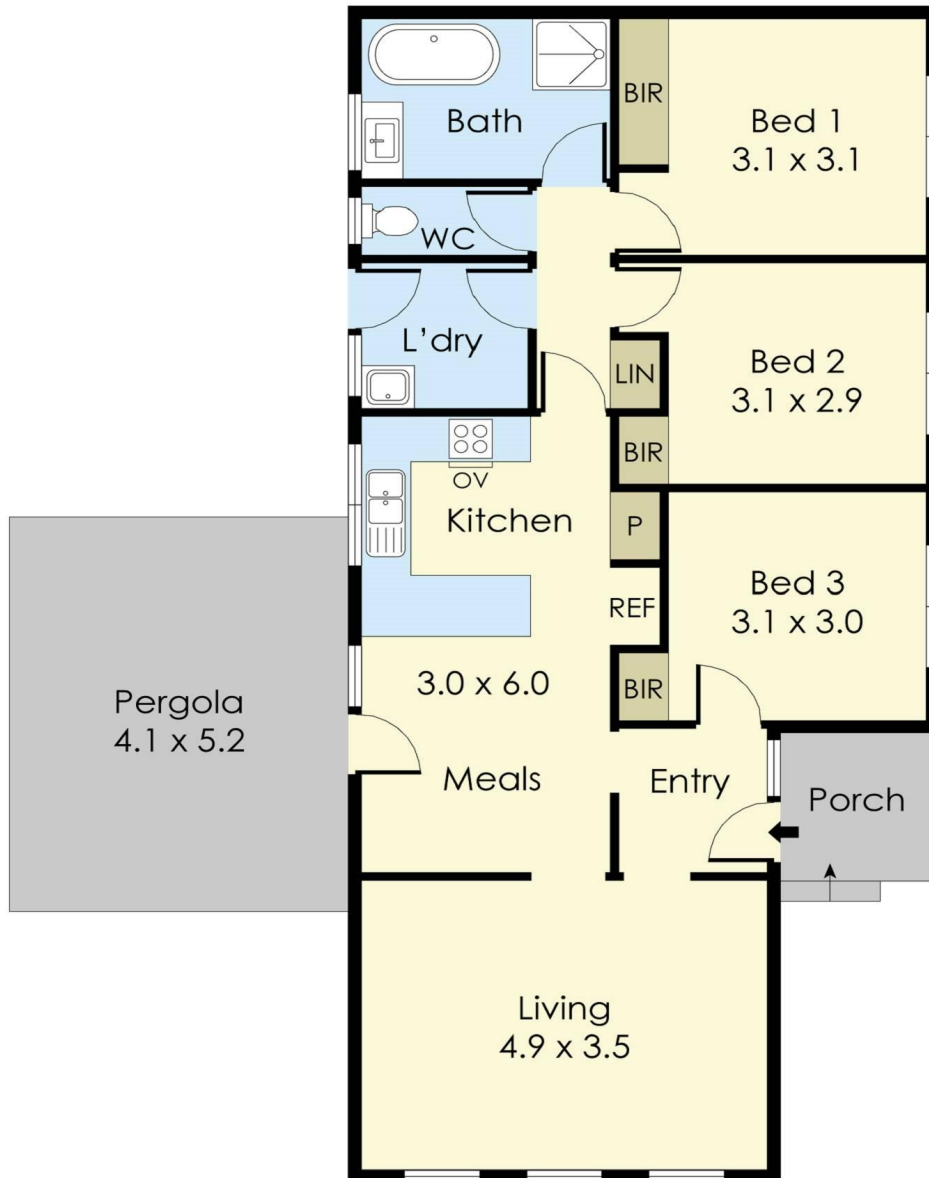
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(Not In Position)



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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.