

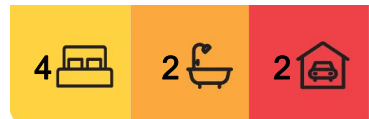


## Cranbourne West, 12 Breynia Way

Your Ideal Lifestyle Awaits: Family-Friendly Residence with Unmatched Convenience.

Welcome to 12 Breynia Way, Cranbourne West —a remarkable residence nestled on a sprawling 587m2 block. This immaculate property recently painted and kept in great condition boasts five generously-sized bedrooms, two well-appointed bathrooms, large living areas filled with natural light, and an array of impressive features that define modern comfort and style.

Step inside to discover a large living space, creating an inviting ambiance for family gatherings and entertaining guests. The layout seamlessly integrates functionality with aesthetics, offering a sense of space and fluidity throughout. The heart of this home is undoubtedly the well-equipped open-plan kitchen with living and dining area complete with a dishwasher, gas cooktop, and a generously-sized pantry. The thoughtful design ensures a seamless cooking experience, whether preparing daily meals or hosting social events.



**For Sale**  
\$690,000 - \$759,000

**View**  
[ljhooker.com.au/7BGHWR](http://ljhooker.com.au/7BGHWR)

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**LJ Hooker Dandenong City**  
**(03) 9877 9750**



The Master bedroom, in particular, is a luxurious retreat with WIR and ensuite, offering a private sanctuary within the home. Other bedrooms are adorned with built-in robes sharing a central bathroom providing ample storage space and fostering an organised and clutter-free living environment.

Venturing outdoors, the expansive backyard beckons with the promise of endless possibilities. With its substantial size, there is ample room to envision and create an outdoor oasis, whether it be a relaxing garden, a playground for children, or a pet if you are a pet lover.

#### Main Features:

- 5 bedrooms, 2 bathrooms, double car space garage
- Spacious multiple living areas
- Separate laundry with storage
- Ducted heating and cooling
- Security screen doors provide peace of mind
- LED Lights throughout
- Recently painted
- Big Water tank and shed for storage
- Master bedroom with ensuite and walk-in-robe
- Other bedrooms with BIR's sharing the central bathroom
- Spacious well-maintained backyard and ample place to organize social gatherings

This property offers easy access to local amenities, schools like Cranbourne Park Primary School, and Cranbourne Secondary College and transportation, and shopping centres like Cranbourne Park Shopping Centre, and Marriott Waters Shopping Centre enhancing the overall appeal of this residence.

Don't miss the opportunity to make this impressive residence your own —a place where cherished memories are waiting to be made.

## More About this Property

<b>Property ID</b>	7BGHWR
<b>Property Type</b>	House
<b>Land Area</b>	588 m <sup>2</sup>

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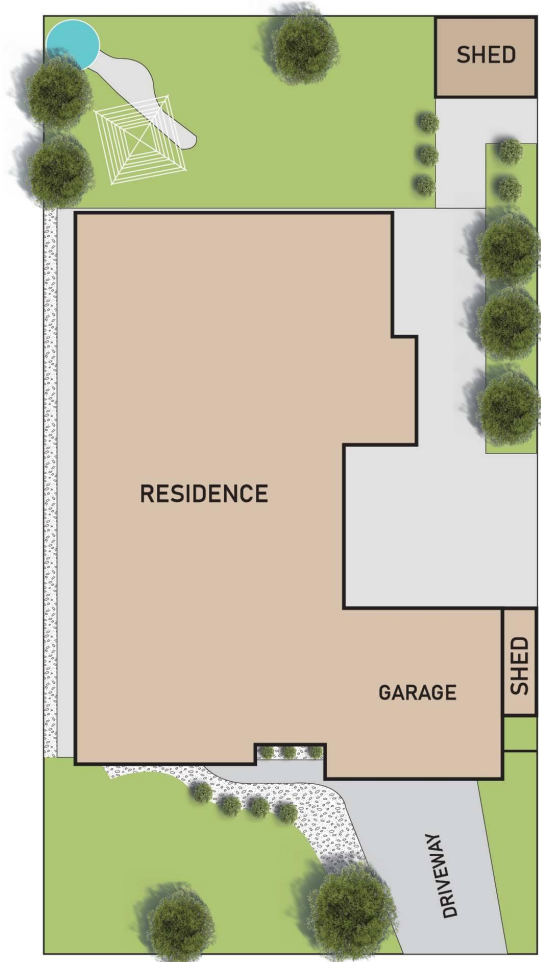
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FLOOR PLAN



SITE PLAN



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This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information