







17 City Vista Circuit, Cranbourne West

A Distinguished Family Residence Defined by Space, Sophistication & Lifestyle Excellence

Beautifully presented and thoughtfully designed to deliver an exceptional family lifestyle, this impressive residence brings together generous proportions, refined interiors and outstanding everyday functionality. Positioned in an appealing pocket of Cranbourne West, the home offers an enviable combination of multiple living spaces, quality appointments and effortless indoor-outdoor entertaining, creating a wonderful sanctuary for modern family living.

Beyond the welcoming entrance, an intelligently designed floor plan reveals an impressive sense of space and versatility. A separate formal lounge provides an elegant setting for relaxation, entertaining guests or enjoying family movie nights, while the expansive family and meals areas form the vibrant heart of the home. Bathed in natural light, these inviting spaces connect seamlessly with a beautifully appointed kitchen featuring a generous island bench, ample cabinetry and a walk-in pantry, creating the perfect environment for everyday living and memorable gatherings.

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FOR SALE
$800,000 - $880,000

VIEW
Sat 21st Nov @ 11:30AM - 12:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.

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Accommodation has been thoughtfully arranged to provide comfort and privacy for the entire family. The generously proportioned master suite offers a peaceful retreat, complete with a walk-in robe and private ensuite. Three additional bedrooms, each with built-in robes, are conveniently positioned near the central family bathroom and separate toilet. A dedicated study adds another layer of versatility, providing an ideal space for working from home, quiet study or personal pursuits.

Designed to embrace relaxed indoor-outdoor living, the covered alfresco creates an inviting setting for weekend barbecues, alfresco dining and entertaining family and friends. Complemented by a spacious backyard and established outdoor areas, the home offers a wonderful environment for both relaxation and recreation.

Additional highlights include ducted heating, evaporative cooling, air conditioning, a security system with surveillance cameras and solar panels. A double garage with internal and external access, along with a dedicated laundry, completes the home.

Key Features:
- Four generously proportioned bedrooms plus a dedicated study, offering exceptional flexibility for family living
- Privately positioned master suite with walk-in robe and ensuite
- Elegant separate lounge, ideal for entertaining or family movie nights
- Expansive open-plan family living and meals areas
- Beautifully appointed kitchen with island bench and walk-in pantry
- Central family bathroom and separate toilet
- Covered alfresco for relaxed outdoor dining and entertaining
- Spacious backyard with garden shed
- Ducted heating and evaporative cooling for year-round comfort
- Split-system air conditioning
- Security system with surveillance cameras for added peace of mind
- Solar panel system for enhanced energy efficiency
- Spacious double garage with internal and external access
- Dedicated laundry and additional internal storage

Perfectly positioned to enjoy the best of Cranbourne West, this appealing residence offers convenient access to local schools, picturesque parks, shopping destinations and recreational facilities. Cranbourne Park Shopping Centre, Cranbourne Train Station and major road connections are all within convenient reach, providing an ideal balance of peaceful suburban living and everyday accessibility.
DISCLAIMERS:
Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.
The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.
As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

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MORE DETAILS

Property ID	ADHHWR
Property Type	House
Including	Study

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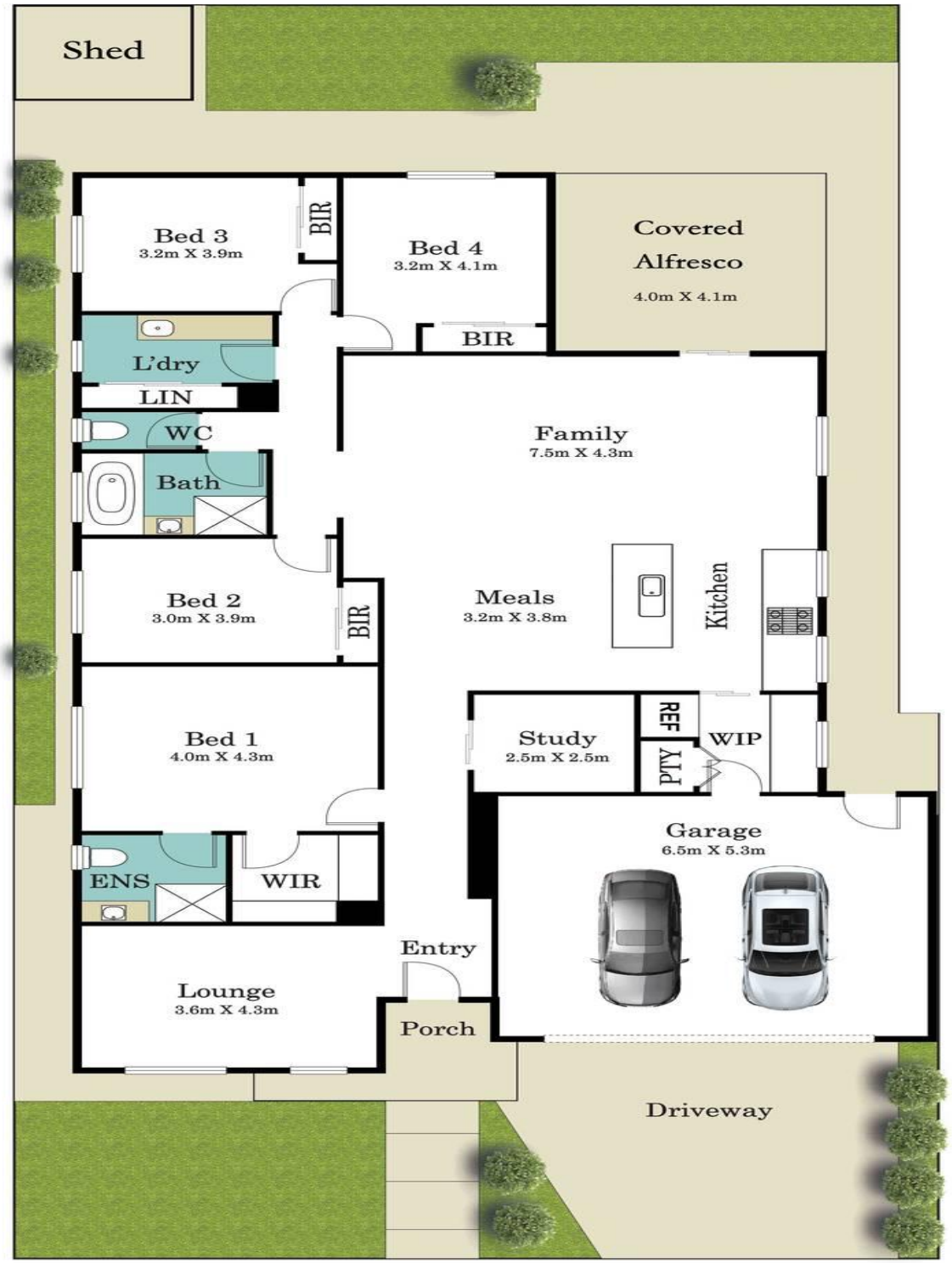






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Floor Plan



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Total Building Size : 188m²(APPROX)

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* Dimensions are approximate and for illustrative purposes only

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