



Cranbourne West, 22 Allembly Drive

**SOLD IN 7 DAYS BY RAJESH REDNAM 0420 222 141 :
CHARMING HOME (NORTH FACING) WITH ENDLESS
POTENTIAL!**

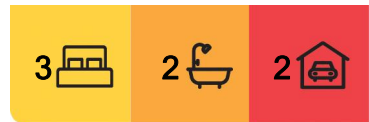
Welcome to 22 Allembly Dr, Cranbourne West ! This beautifully upgraded family home offers the perfect combination of comfort, style, and energy efficiency, all in a prime location right in front of a stunning park and children's playground.

Step inside and discover a freshly updated interior, featuring brand new carpets, a new hot water system, and a fully restored roof. and freshly painted walls throughout. Plus, the home has been freshly painted inside and boasts 6.5kW solar panels that deliver substantial energy savings.

Designed for modern family living, this property features a spacious living upon entry with split air-conditioning as well as ceiling fan seamlessly connected to the kitchen equipped with a gas cooktop, dishwasher, and generous storage space and dining area with split air-



Disclaimer: 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.



For Sale
\$695,000 - \$745,000

View
ljhooker.com.au/1XC5FBS

Contact
Rajesh Rednam
0420 222 141
rajesh.rednam@ljhcasey.com.au

John Deo
0411 873 123
john.deo@ljhcasey.com.au

LJ Hooker Cranbourne
(03) 5996 4777

conditioning and ceiling fan for year around comfort.

The master bedroom comes with an ensuite and walk-in robe (WIR), while the two additional bedrooms with built-in robes (BIRs) share a central bathroom and a separate toilet. Outside, the covered entertainment area is perfect for barbecues and social gatherings, making it an entertainer's delight.

Features:

- Three spacious bedrooms, two with BIRs, and a master with ensuite and WIR
- Brand new carpets in the bedrooms and living area
- Brand new split air-conditioning units
- Ceiling fans throughout the home add an extra touch of comfort.
- 6.5kW solar panels for significant energy savings
- Kitchen with modern appliances
- Separate laundry with storage
- Remote controlled carport with double car space
- Fully fenced yard offering privacy and security
- Covered and concreted outdoor entertainment area
- Spacious backyard perfect for kids to play around, or a veggie garden and a shed for extra storage
- Close proximity to schools, parks, shopping centers, and dining options

Take the opportunity to own this wonderful family haven today! This home is perfectly positioned to offer easy access to local schools like Cranbourne Park Primary School, Cranbourne West Secondary College, shopping centres such as Cranbourne West Shopping Centre, Hunt club Village Shopping Mall and many more dining, and recreational facilities.

Ideal for first-time buyers and investors (rental return of \$580 per week), this property combines practicality, comfort, and a warm community atmosphere in a convenient location.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own enquiries.



LJ Hooker Cranbourne
(03) 5996 4777

Disclaimer: 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.

More About this Property

Property ID	1XC5FBS
Property Type	House
Land Area	479 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Solar Panels Alfresco Carpeted Close to Schools Close to Shops Close to Transport

Rajesh Rednam 0420 222 141

Sales Agent | rajesh.rednam@ljhcasey.com.au

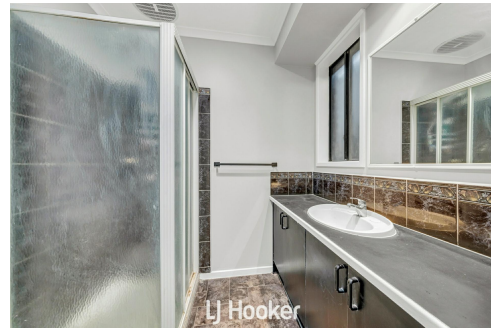
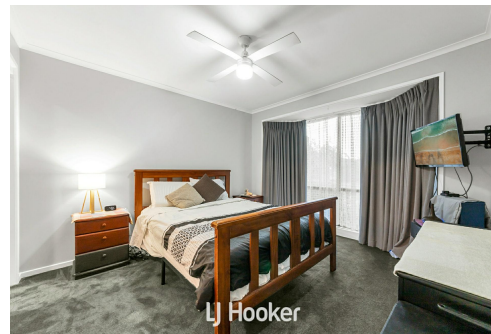
John Deo 0411 873 123

Director | john.deo@ljhcasey.com.au

LJ Hooker Cranbourne (03) 5996 4777

119 High Street, CRANBOURNE VIC 3977

cranbourne.ljhooker.com.au | john.deo@ljhcasey.com.au

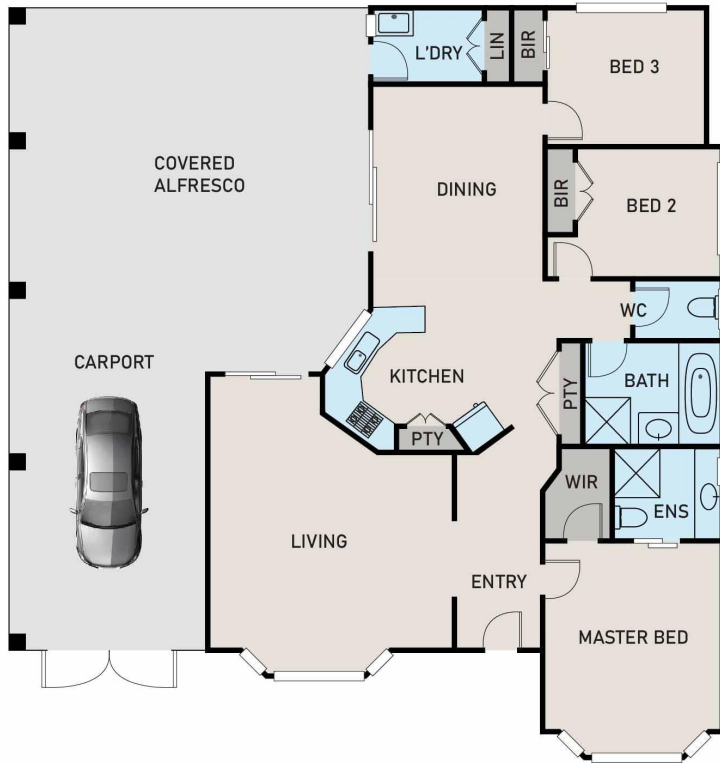


LJ Hooker Cranbourne
(03) 5996 4777

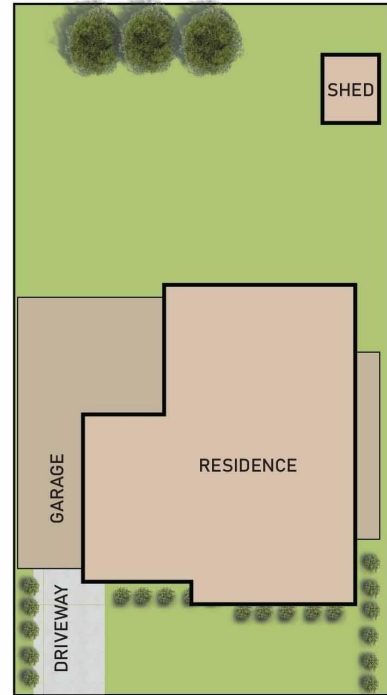
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

22 Allembly Drive, Cranbourne West

FLOOR PLAN



SITE PLAN



FLOOR AND SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE. THE VENDOR, AGENCY OR SUPPLIER MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN AND THE COMPLETENESS OF THE FLOOR PLANNED WILL ACCEPT NO LIABILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.

LJ Hooker