



## Cranbourne West, 48 Bernborough Avenue

Fantastic Investment or First Home —Abundance of Parking Options!

Positioned on a wide approx. 559m<sup>2</sup> block, this well-presented 3-bedroom, 2-bathroom home is an ideal opportunity for first home buyers or savvy investors. Offering generous parking options and a practical floorplan, it's a property that blends comfort, space, and convenience.

Upon entry, you are welcomed by slate tiled flooring that flows through to the spacious kitchen and family area at the rear. At the front of the home sits the master bedroom complete with a full ensuite, walk-in robe, and ceiling fan, conveniently opposite the formal lounge room featuring modern timber-look laminate flooring.

The large modern kitchen boasts a stainless-steel dishwasher, gas cooktop, under-bench oven, abundant cupboard space, and a built-in pantry. Overlooking this space is the



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**For Sale**  
\$675,000 - \$725,000

**View**  
[ljhooker.com.au/1XDTFBS](https://ljhooker.com.au/1XDTFBS)

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spacious family area, fitted with a split system air conditioner for year-round comfort, complemented by gas ducted heating throughout the home.

Two additional bedrooms, each with built-in robes and ceiling fans, are serviced by the main bathroom and a separate WC.

Outdoor living is equally impressive, with a large, concreted pergola flowing from the family area —perfect for entertaining —and a big backyard ideal for kids and pets.

Additional features include:

\*Double remote under-roofline garage with rear access to a double carport or second pergola

\*1.5 car steel garage with front and rear access via double front gates —ideal for trades, trailers, boats, or extra vehicles

Located close to shopping centres, schools, public transport, parks, and with easy access to freeways and the bay, this property delivers exceptional lifestyle and investment appeal.

Inspection is a must —opportunities with this much versatility don't last long!

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## More About this Property

<b>Property ID</b>	1XDTFBS
<b>Property Type</b>	House
<b>Land Area</b>	559 m2

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