



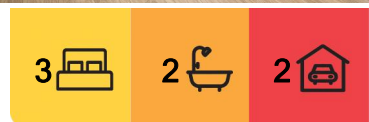
## Cranbourne West, 6 Nariel Place

### Spacious and Versatile Living with Boundless Potential

Nestled in a sought-after pocket of Cranbourne West, this well-maintained brick veneer home on approximately 595m<sup>2</sup> offers a perfect blend of comfort, convenience, and versatility. Whether you're a first-home buyer, savvy investor, or looking for extra space and storage, this residence ticks all the boxes. Plus, with the generous land size, there's even potential to build a second dwelling at the rear (S.T.C.A.).

The formal lounge flows seamlessly into the central kitchen, equipped with quality appliances and ample bench space, overlooking a spacious family area. A flexible dining zone offers the option of an open study or additional bedroom, ensuring adaptable living to suit your needs.

Outdoor living is just as impressive, featuring a covered pergola-perfect for year-round entertaining-and a low-maintenance backyard offering ample space for relaxation or potential expansion. A secure gated driveway leads directly to the double garage, providing



**For Sale**  
\$619,000 - \$679,000

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extra parking and storage options.

#### Key Features:

- Land size: Approximately 595 sqm
- Potential to build a second dwelling at the rear (S.T.C.A)
- Three spacious bedrooms
- Two comfortable bathrooms
- Two spacious living areas
- Open-plan kitchen with high-quality kitchen appliances
- Low-maintenance garden
- Spacious alfresco area
- Double garage
- Garden shed

Additional highlights include ducted heating, solar panels, and external roller shutters, ensuring comfort, energy efficiency, and enhanced security.

Superbly located just minutes from St. Peter's College, Cranbourne West Primary School, Sandhurst Shopping Centre and public transport options, this home offers easy access to everyday essentials.

A rare opportunity-inspect today before it's gone!

**\*\*DISCLAIMER:\*\*** All stated dimensions are approximate only. Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any relevant matters.

## More About this Property

<b>Property ID</b>	8AVHWR
<b>Property Type</b>	House
<b>Land Area</b>	595 m2

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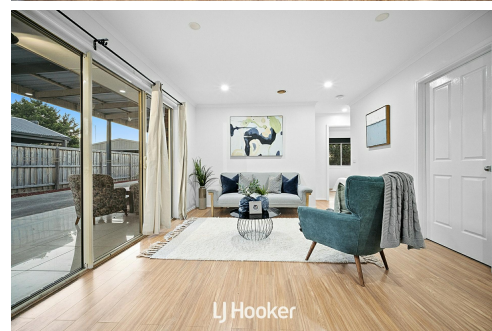
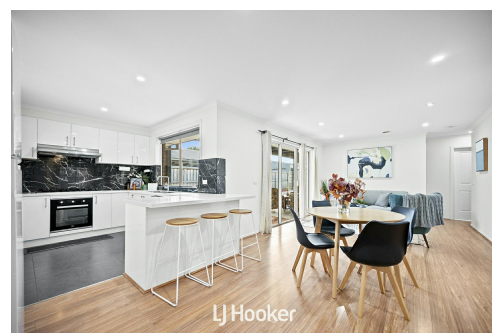
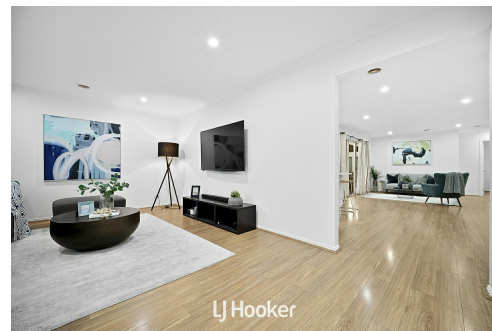
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# Floor Plan



**LJ Hooker**

**6 Nariel Place, Cranbourne West**

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