











9 Helder Close, Cranbourne West

# Immaculate Family Living in a Quiet Close with Low-Maintenance Appeal in Cranbourne West

Welcome to 9 Helder Close, Cranbourne West - a fantastic opportunity to secure a beautifully maintained home in one of Melbourne's fastest growing and family-focused pockets. Tucked away in a quiet and peaceful close, this residence offers the perfect balance of comfort, convenience and low-maintenance living, making it ideal for families, first home buyers or savvy investors looking for long-term growth.

Positioned in the thriving suburb of Cranbourne West, the home has been exceptionally well cared for and presents in excellent condition, allowing you to simply move in and enjoy from day one. Every element reflects pride of ownership, creating a warm and welcoming environment that buyers will truly appreciate.

One of the standout features is the low-maintenance backyard - perfect for those who want outdoor space without the ongoing upkeep. Whether you're entertaining family and friends, watching the

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**FOR SALE**
$750,000 - $825,000! Priced to Sell!!

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Interested parties must rely solely on their own enquiries.

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kids play, or simply enjoying a quiet coffee outdoors, the space is designed for easy living. It's ideal for busy professionals, growing families or downsizers who value practicality without compromising lifestyle.

Families will love the access to quality education options nearby, including Cranbourne West Primary School, Rangebank Primary School, Cranbourne West Secondary College and Cranbourne Secondary College. Private schooling options such as St Peter's College Cranbourne and Casey Grammar School are also within easy reach, along with various childcare and early learning centres.

Commuting is simple with local bus services operating throughout the area and convenient access to Cranbourne railway station, providing direct transport to Melbourne's CBD. Major arterials including South Gippsland Highway and Western Port Highway are just moments away, ensuring seamless connectivity across the south-east corridor.

Shopping, dining and everyday essentials are close at hand with Cranbourne Park Shopping Centre offering supermarkets, retail stores, cafés and medical services. For recreation and weekend activities, residents can enjoy nearby parklands, walking tracks and sporting facilities, including Casey Fields, while the stunning Royal Botanic Gardens Cranbourne provides a beautiful natural escape just a short drive away.

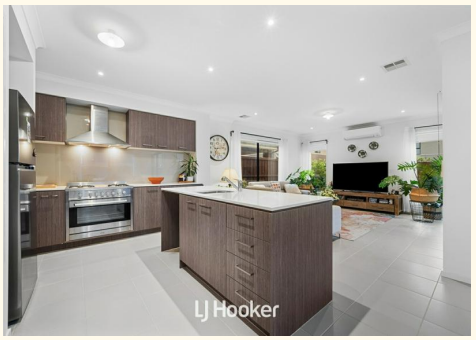
Combining a quiet court location, immaculate presentation and a low-maintenance lifestyle, 9 Helder Close represents an exceptional opportunity in a suburb that continues to grow in demand. Move in, relax and enjoy everything this well-kept home and its convenient location have to offer.

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.
















## MORE DETAILS

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|---|---|
| Property ID | 9RSHWR |
| Property Type | House |

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## Ground Floor




## First Floor







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* Dimensions are approximate and for illustrative purposes only

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