

52 Cradle Road, Diggers Rest

## A Home to Grow Into with Room for the Whole Family

Welcome to 52 Cradle Road, Diggers Rest. Set on a Approx. 585sqm of land in one of Diggers Rest's most established and convenient pockets, this well-maintained family home presents an outstanding opportunity for first home buyers, growing families and savvy investors alike.

Designed for comfortable everyday living, the home offers 4 spacious bedrooms, a central bathroom and 2 separate living areas, providing plenty of room for the whole family to relax, entertain or simply enjoy their own space.

The heart of the home features a functional kitchen complete with a gas cooktop, oven, dishwasher, and ample storage, overlooking the meals area and flowing effortlessly into the living spaces. Comfort is assured all year round with underfloor heating, and a reverse-cycle split system providing heating and cooling throughout the seasons.

Character-filled hardwood timber flooring combined with carpeted bedrooms, the home creates a warm and inviting feel from the moment you step inside.

4 1 2

**FOR SALE**  
\$625,000 - \$660,000

**VIEW**  
Sat 4th Jul @ 11:45AM - 12:15PM

**AGENTS**  
Adam Elsherif  
0413 222 069  
adame@ljhooker.com.au

**AGENCY**  
LJ Hooker Sunbury

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.

**LJ Hooker**

Outside is where this property truly shines. The secure drive through carport provides gated access straight into the backyard, making it ideal for storing a trailer, caravan, boat or additional vehicles. The expansive backyard also features a sizeable shed, established gardens and plenty of open space for children and pets to enjoy, with endless potential to further enhance or extend in the future (STCA).

Perfectly positioned, you'll enjoy being within walking distance of Diggers Rest Primary School, local parks, sporting reserves, public transport, and Diggers Rest Train Station, while the nearby Calder Freeway provides an easy commute to Melbourne CBD and surrounding suburbs. Everyday shopping, cafes and additional amenities are only minutes away, making this a location that continues to attract families and investors alike.

Whether you're looking to move straight in, invest or add your own personal touch over time, this is an opportunity not to be missed.

• \*Property Features:

- 4 generous bedrooms
- Central family bathroom
- Two separate living areas
- Well-appointed kitchen with gas cooktop, oven and dishwasher
- Underfloor heating
- Reverse-cycle split system heating and cooling
- Hardwood timber flooring and carpet throughout
- Drive-through carport with gated rear access
- Large shed
- Low maintenance garden
- Plenty of room for a trailer, caravan or additional vehicles
- Fantastic location close to schools, parks, public transport, and freeway access.

For more information or to arrange a private inspection, contact:

Adam Elsherif  
0413 222 069

DISCLAIMER: All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

## MORE DETAILS

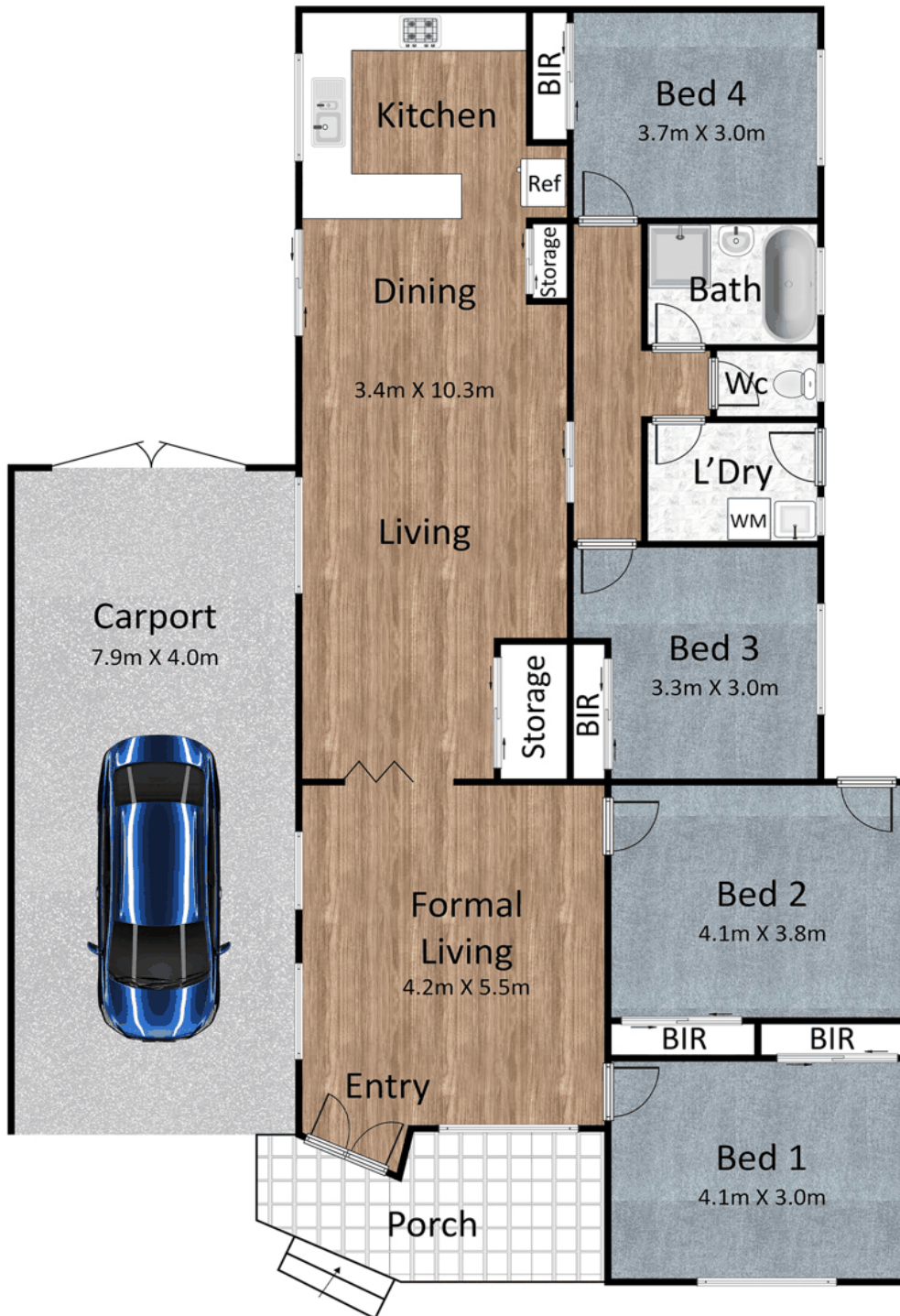
Property ID	CPJ12
Property Type	House
Land Area	585 m2
Including	Toilets (1)

**Adam Elsherif 0413 222 069**  
Director/OIEC | [adame@ljhooker.com.au](mailto:adame@ljhooker.com.au)

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# Floor Plan



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