



33 Cranston Close, Narre Warren North

## Grand Acreage Living with Dual Accommodation, Resort-Style Entertaining & Future Potential (STCA)

Set on an expansive approx. 4,000sqm allotment, this exceptional lifestyle property delivers an outstanding combination of space, versatility and long-term potential, ideal for large families, multi-generational living or those seeking a premium acreage lifestyle with room to grow.

The main residence offers multiple formal and informal living zones, thoughtfully arranged to provide both comfort and functionality. A welcoming formal living room flows through to the central dining and family areas, where a fireplace creates warmth and character, complemented by air conditioning and ceiling fans for year-round comfort. The heart of the home is supported by a well-positioned kitchen with a butler's pantry, making everyday living and entertaining effortless.

Accommodation is generously proportioned, with a private master suite featuring a walk-in robe and ensuite, additional bedrooms

6 5 8

### FOR SALE

Offers close 28th Feb at 5:30pm -  
UNLESS SOLD PRIOR

### VIEW

Sat 21st Feb @ 3:00PM - 3:30PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



served by well-appointed bathrooms, and a dedicated home office ideal for remote work or study. Practical elements such as a full laundry and extensive storage further enhance the home's functionality.

Outdoors, the lifestyle offering is truly exceptional. A covered alfresco and expansive outdoor entertaining zone includes a bar, bathroom facilities and seamless access to the swimming pool-creating a resort-style environment ideal for hosting family and friends. Surrounding this is a giant haven of open lawn and established greenery, offering space for children to play, pets to roam and future lifestyle possibilities.

The property also features a separate shed/workshop, fish pond and sweeping driveway, while a fully self-contained secondary dwelling provides outstanding flexibility. Complete with its own kitchen, living and dining area, bedroom with ensuite, alfresco space and garage, it is ideal for extended family, guests or independent living.

Importantly, the expansive rear portion of the property presents future potential to add or build at the rear (STCA), offering an exciting opportunity for buyers looking to further enhance or expand this already impressive estate.

#### Key Features:

- Approximately 4,000sqm of usable land
- Expansive acreage-style family residence with multiple living zones
- Five spacious bedrooms
- Dedicated home office
- Five sleek bathrooms
- Fireplace, air conditioning and ceiling fans for year-round comfort
- Central kitchen with butler's pantry
- Covered alfresco and extensive outdoor entertaining area
- Outdoor bar, bathroom facilities and swimming pool
- 6.6Kw Solar panel system, EV charger and 3 phase power
- 9000L Water tank
- Fully self-contained secondary dwelling
- Separate shed/workshop and landscaped grounds
- Giant open haven of lawn and established greenery
- Future potential to add or build at the rear (STCA)
- Multiple garages and sweeping driveway

Positioned in a tightly held and highly regarded pocket of Narre Warren North, this property offers the perfect balance of acreage-style tranquility and everyday convenience. Enjoy a peaceful, semi-rural lifestyle while remaining within easy reach of quality schools, local shopping precincts, parklands and major arterial roads. With Berwick Village, Westfield Fountain Gate, public transport options and freeway access all nearby, this sought-after location delivers privacy, space and connectivity-making it ideal for families and lifestyle buyers alike.

#### 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

Property ID 9MKHWR  
Property Type House  
Land Area 4000 m2

**Abraham Namdar 0432 065 867**

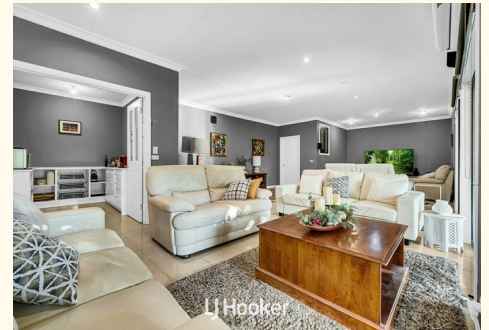
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## Floor Plan



**33 Cranston Close, Narre Warren North**

\* Dimensions are approximate and for illustrative purposes only

**LJ Hooker**

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