



8 Cotton Field Way, Narre Warren South

## Elevated Family Excellence with Space, Style & Versatility

Set proudly on the higher side of the street, this substantial double-story residence enjoys enhanced privacy, excellent natural light throughout, elevated outlooks with pleasant views and a commanding street presence that immediately sets it apart. Designed to accommodate modern family lifestyles, this home combines generous proportions, multiple living zones, and effortless indoor—outdoor flow.

Offering five well-sized bedrooms, two bathrooms, and an additional powder room, the layout is ideal for large families, multi-generational living, or those seeking flexible work-from-home options. The master suite provides a private retreat, while the remaining bedrooms are thoughtfully positioned to maximise comfort and functionality.

Multiple living areas across both levels allow everyone to enjoy their own space - from formal and informal lounges to family and retreat zones - creating a home that adapts to every stage of family life. The central living and dining area connects seamlessly to the alfresco entertaining space, perfect for hosting gatherings year-round.

Outside, the low-maintenance yard offers a balance of outdoor enjoyment without the burden of extensive upkeep, making it ideal for

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**FOR SALE**  
\$1,090,000 - \$1,190,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



busy families or those who prefer easy-care living.

Completing the package is an oversized double garage, providing secure parking along with additional room for storage, tools, or recreational equipment - a valuable feature rarely found.

#### Property Highlights:

Five spacious bedrooms suitable for family or guest accommodation  
Two well-appointed bathrooms plus a separate powder room  
Elevated position on the higher side of the street with abundant natural light and views

Impressive double-storey design with strong street appeal

Multiple living and entertaining zones across both levels

Seamless indoor—outdoor flow to alfresco entertaining area

- maintenance backyard ideal for easy living

Oversized double garage with extra storage capacity

Located in a highly desirable pocket of Narre Warren South, the home is conveniently close to quality schools, parklands, shopping centres, and public transport, ensuring everyday convenience for the whole family.

This is a rare opportunity to secure a spacious, well-designed home in a premium position - offering comfort, flexibility, and lifestyle appeal in equal measure.

#### 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	9J5HWR
Property Type	House
Land Area	567 m2

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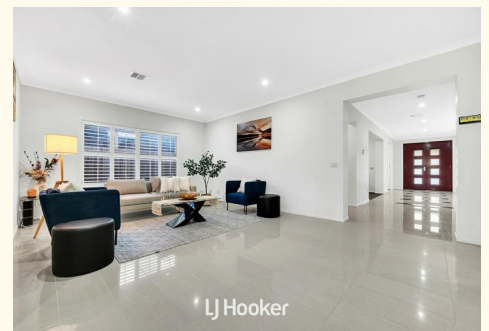
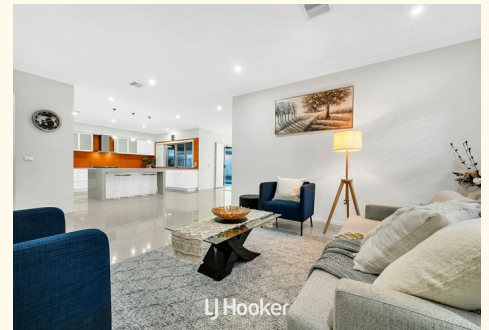
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## Ground Floor



## First Floor



**LJ Hooker**

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\* Dimensions are approximate and for illustrative purposes only