

**10 Bolwarra Court, Cranbourne West, Vic 3977**



**Sold House**

Thursday, 24 August 2023

10 Bolwarra Court, Cranbourne West, Vic 3977

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 663 m2**

**Type: House**



Paris Thomson

0359909522

## Contact agent

CRANBOURNE WEST: Majestically poised at the bowl of a quiet, leafy court opposite tranquil walking trails and the Central Parkway Playground, this generously sized and family-friendly 5 bedroom + study home is ready to launch its next chapter. Superbly designed to accommodate large tribes throughout every age and stage, beyond a striking entry hall, the residence reveals 3 commodious living areas and 2 dining zones allowing the family to spread out, chill out and hang out with friends with absolute ease. Well-proportioned, the large hostess kitchen is positioned in the heart of the floorplan and is complete with a wall-mounted oven and gas cooktop, while entertaining is taken care of using the adjoining dining zone and the semi-enclosed BBQ deck that has direct access to the rumpus room. Branching off the wide landing with an open study on the upper level, parents are treated to an oversized master retreat offering a walk-in robe and private ensuite in this timeless configuration, which also includes a full second bathroom for the kids and a powder room on the ground floor beside the guest bedroom/home office. Move-in ready yet with exciting scope to add your own updates and personal style to help create instant equity, this package comes complete with ducted heating, split-system cooling, a stairlift, a cost-cutting solar array plus a double garage with bonus rear access. Just an approx. 10-minute walk to Cranbourne West Primary School and cycling distance to the Secondary College for the teens, 10 Bolwarra Court is only approx. 1.7km to the Cranbourne train station and a short zip to the Sandhurst shopping precinct. Don't forget the major shopping facilities at the Cranbourne Park Shopping Centre just beyond. Nestled in a secluded pocket of Cranbourne West, this location is second to none and is only minutes to the Cranbourne town centre and all major roads en route to Frankston and Dandenong. Surrounded by amenities you are within moments of the Cranbourne West Community Hub, parks, takeaways and public transport. The up-and-coming Evans Park business centre will definitely provide a long list of bonus local eateries, while a quick approx. 45-minute drive will find you in the Melbourne city centre! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID IS REQUIRED AT OPEN FOR INSPECTIONS!** **DISCLAIMERS:** Every precaution has been taken to establish the accuracy of the above information, however, it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.