

# 11 Fergus Lane, Cranbourne West, Vic 3977

## Sold House

Wednesday, 27 September 2023

11 Fergus Lane, Cranbourne West, Vic 3977

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



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**\$750,000**

Cranbourne West, EVANS PARK ESTATE: Welcome to a dream property in the prestigious Evans Park Estate, Cranbourne West. This stunning double-storey property offers the perfect blend of functional versatility and luxurious living. As you step inside, you are greeted by a spacious ground floor that seamlessly combines work and storage spaces with modern convenience. The ground floor features a versatile office/showroom, ideal for your professional needs. Adjacent to this space, you'll find a compact kitchen area, perfect for preparing snacks and refreshments. There's also ample storage space to keep your belongings organized. A well-appointed bathroom with dual vanities and a toilet provides added convenience on this level. Additionally, a separate office/storage space with direct access to the garage is an excellent feature for those looking for a private workspace or a place to store their prized possessions. The garage itself can comfortably accommodate up to four cars and offers a dedicated workshop area for your DIY projects. Ascending to the upper floor, you'll discover the epitome of modern living. This level is thoughtfully designed to provide the utmost comfort and relaxation. The master bedroom is a true highlight with a full ensuite bathroom, a walk-in robe, and plenty of space to unwind. Two additional bedrooms are equipped with built-in robes, offering ample storage for your wardrobe essentials. The heart of the upper floor is the stylish kitchen, complete with stone benchtops and high-quality appliances. Whether you're a culinary enthusiast or simply enjoy hosting gatherings, this kitchen is sure to impress. A pantry adds extra storage for your kitchen essentials. Convenience is key with a laundry room and a linen cupboard, keeping everything in order. Bedroom 3 opens onto a charming front balcony, perfect for enjoying your morning coffee or evening sunset. The master bedroom and bedroom 2 have access to a rear balcony, creating a serene outdoor retreat. What sets this property apart is the dual entry points – one from the front and another from the backside, ensuring easy access for both work and leisure.

**Main Features of the Property:**

- Park Facing
- Double Storey
- Dual Entry
- Front and Rear Balcony
- 3 Bedrooms
- Master with Full Ensuite
- Walk in Robe
- Built in Robes
- Kitchen with Stone Benchtops
- Quality Appliances
- Ample Storage
- Formal Lounge
- Laundry
- Linen Cupboard
- Office/Showroom
- Kitchen on Ground Floor
- Storage/Office Space
- Bathroom with ensuite on Ground Floor
- 2x Storage Cupboards
- 4 Car Garage
- Workshop Space

Heating: Yes  
Cooling: Yes  
Dishwasher: Yes  
Downlights: Yes

- Chattels: All Fittings and Fixtures as Inspected as Permanent Nature.
- Deposit Terms: 10% of Purchase Price
- Preferred Settlement: 30/45/60 Days

Conveniently Located within a Short Distance to following:

- Marriott Waters Shopping Precinct
- Thompson Parkway Shopping Precinct
- Cranbourne Park Shopping Centre
- Public Transport
- Childcare Centres
- Cafes
- Schools
- Restaurants
- Easy access to Monash Freeway and East Link Free Way

This property offers a unique combination of functional utility and elegant living. With a spacious ground floor for work and storage, and an inviting upper floor for living, this home is designed to cater to all your lifestyle needs. Don't miss the opportunity to make this your forever home. Call Hardeep Singh today to book an inspection. PHOTO ID REQUIRED AT OPEN HOME

Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are required to take such action as is necessary, to satisfy themselves with any pertinent matters.