

**111 Monahans Road, Cranbourne West, Vic 3977**



**House For Sale**

Sunday, 5 November 2023

111 Monahans Road, Cranbourne West, Vic 3977

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



Kate Rushton  
0359952003



Garima Pahuja  
0359952003

**\$630,000 - \$665,000**

CRANBOURNE WEST: Presenting an excellent chance to enter the market or ignite your investment journey, this beautiful home seamlessly blends family-oriented design with lifestyle ease within a stroll of the Cranbourne West shopping Centre and Cranbourne West primary school. This home offers a free-flowing floorplan sweeping through a light-filled formal living area to an interconnected dining zone. Offering 3 bedrooms, all hooked in the same pocket towards the front of the home, there's a main bathroom with internal access to the master bedroom. The kitchen is fitted with a free-standing hotplates cooktop, breakfast peninsula while glass doors facilitate an instant transition into the outdoor entertainment area with an access to the backyard through laundry. Key Features include: -Fully-fenced front yard -Open plan living -Split system -Extensive storage -Storage shed The front and backyard is fully fenced, desirable for someone who likes privacy and quiet. With a wide gated access to the backyard offering potential parking for a Ute or Trailer. Set behind a manicured hedge on a lovely garden allotment and a pergola, the property provides plenty of room for kids & furry friends to play outdoors. Nestled in a secluded pocket of Cranbourne West, this location is second to none and is only minutes to the Cranbourne West shopping centre and all major roads en route to Frankston and Dandenong. Surrounded by amenities you are within a brisk commute of the Cranbourne West Community Hub, Cranbourne West Secondary College, St. Peters College, parks, takeaways and public transport. Slightly further afield you have easy access to multiple train stations, the Marriott Waters, Sandhurst and Camms Road shopping precincts, additional educational options and medical clinics. **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID 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.