

**13 Elodea Way, Cranbourne North, Vic 3977**



**Sold House**

Thursday, 18 April 2024

13 Elodea Way, Cranbourne North, Vic 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$610,000**

Nestled in the sought-after Arbourlea Estate of Cranbourne North, this 3-bedroom home epitomizes comfort and convenience. Perfectly crafted for families, it minimizes maintenance while amplifying lifestyle quality with proximity to top-tier schools, parks, wetland and shops. Inside, a welcoming hallway leads to a spacious master bedroom with a walk-in robe and ensuite, alongside two additional bedrooms sharing a modern family bathroom. The well-appointed kitchen features essential appliances and a built-in pantry, while an open-plan living and dining area offers ample space for relaxation and entertaining.

**Property Highlights:**

- **Tranquil Street Serenity:** Enjoy peace and privacy in a quiet location ideal for family life.
- **Three Spacious Bedrooms:** Retreat in comfort within generously sized bedrooms.
- **2 Bathrooms:** Thoughtfully designed for convenience and luxury.
- **Open Living Area:** Versatile space for family bonding and entertaining.
- **Modern Spacious Kitchen:** A joy for meal preparation with contemporary appliances.
- **Dedicated Dining Area:** Perfect for shared meals and gatherings.
- **Abundant Natural Light:** Floods the interior for an uplifting atmosphere.
- **Low-Maintenance Landscaping:** Front and back yards designed for easy upkeep.
- **Secure Single Car Garage:** Provides parking and storage with practicality.

**Community Features:**

- **Excellent Schools:** Access to quality education for your family.
- **Abundant Parks and Ovals:** Encouraging an active lifestyle with green spaces.
- **Convenient Shops:** Nearby for daily needs and leisurely shopping.
- **Medical Facilities:** Close proximity for peace of mind.
- **Transportation Access:** Simplified commute with easy access to Berwick train station, M1 freeway, and more.

**Additional Features:** Master bedroom with WIR + Ensuite, LED downlights, high ceilings, feature lights indoor/outdoor, quality timber flooring, upgraded carpet, roller blinds, heating & cooling, stainless steel kitchen appliances, dishwasher, stone island bench, remote control garage with internal access, outdoor entertainment area, colour concrete driveway, concrete around the block, letterbox, NBN connected, and more.

**Note:** This current residence yields a monthly rental income of \$1,955 under a lease agreement on a monthly basis. This residence offers more than just comfort and convenience; it invites you to join the vibrant Arbourlea Estate community. Seize the opportunity to make this exceptional property your own. Reach out today for further details and to arrange a private viewing. Don't let this opportunity slip away!

**\*\*PHOTO ID REQUIRED AT ALL 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 floorplans.