

**13 Fergus Lane, Cranbourne West, Vic 3977**



**Townhouse For Sale**

Wednesday, 27 December 2023

13 Fergus Lane, Cranbourne West, Vic 3977

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Kate Rushton  
0359952003



Garima Pahuja  
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**\$690,000 - \$730,000**

Discover a perfect example of contemporary living in this unique 4-bedroom townhouse, nestled in the picturesque Evans Park estate. Cleverly configured for space & light and easy living, the open flow into the modern kitchen and living zone downstairs has been designed for effortless entertaining with friends and family. A culinary heaven for home chefs, this sleek kitchen offers modern-toned stone benchtops and premium stainless-steel appliances. There's a spacious study across the front with timber bench space and cabinetry. An additional space across the laundry can potentially be used as extra storage and will be a bonus to the ones who love DIY projects. Offering 3 oversized bedrooms upstairs with built-in robes, the master bedroom with ensuite and a family bathroom with a free-standing bathtub and shower. This exquisite home features a studio on the back with its own private access which makes it desirable for working from home individuals or home businesses. The Studio living features its own kitchen and bathroom separated with a wall in between, making it ideal for someone who loves space and privacy. Key features:- Park-facing- 3 bathrooms- 2 kitchens- Open plan living- Downlights- Split systems- Dual vanity- Balcony- Timber cabinets- Dual study- Low maintenance courtyard. Conveniently located close to Cranbourne West shopping precinct, parklands and walking tracks, both secondary and primary schools, child care, medical facilities, Merinda Park Station and so much more. This is a home to add to your inspection list for sure! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - 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 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. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.