

13 Pebblebeach Path, Cranbourne, Vic 3977



Sold Townhouse

Saturday, 17 February 2024

13 Pebblebeach Path, Cranbourne, Vic 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 115 m2

Type: Townhouse



Sidhu Balkaran



Gurwinder Deol
0425780411

\$550,000

This impeccably presented townhouse is situated in very sought after Canopy Estate. Featuring a well-crafted floor plan, this residence caters to the diverse needs of discerning homebuyers, investors, and families alike. This meticulously designed two-story home comprises 3 bedrooms, 2 bathrooms, separate powder room downstairs and a 2-car garage, offering contemporary townhouse living with prestige that appeals to downsizers and investors. Notable features include a spacious living area, an elegant master bedroom, and an outdoor living space. The central living area is characterized by its airy and inviting ambiance, adorned with neutral tones that seamlessly flow through the space. The modern kitchen boasts white cabinetry, a convenient pantry, a breakfast bar, and stainless-steel appliances, including a dishwasher. A formal dining area provides direct access to the outdoor living space through expansive sliding doors, facilitating year-round leisure and entertainment. The comfortable lounge is generously proportioned, welcoming abundant natural light through its windows. All the bedrooms are located on the first floor, with the ensuite master bedroom serving as a tranquil retreat from the hustle and bustle of daily life, complete with a walk-in robe. The remaining bedrooms are well-appointed with built-in robes and carpeted floors, serviced by the family bathroom featuring a bathtub, shower, and WC. On the ground floor, a powder room and a standalone WC add extra convenience to the floor plan. Key features include an ensuite master bedroom with a walk-in robe, spacious carpeted bedrooms with built-in robes, ensuite bathroom with a shower and WC, family bathroom with a bathtub, shower, and WC, a powder room, an open-plan kitchen/dining/living area, a functional kitchen with ample storage, outdoor entertainment areas, a 2-car garage, split air conditioner, electric wall heater, and a rainwater harvesting tank. This residence is conveniently located close to local amenities and notable establishments, including educational institutions such as St Peter's College, Cranbourne West Primary School, Barton Primary School, Cranbourne Park Primary School, St Agatha's School, and Cranbourne Secondary College. Nearby shopping options include Cranbourne Park Shopping Centre, Springhill Shopping Centre, and Thompson Parkway Shopping Centre. Additionally, it is in proximity to Cranbourne Train Station for ease of commuting. Disclaimer: While every effort has been made to validate the precision of the information in this advertisement, we cannot assure its accuracy. Potential buyers are urged to undertake the necessary steps to ensure their satisfaction regarding any relevant details. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>