

# 2 Merrowland Avenue, Cranbourne North, Vic 3977

AREA SPECIALIST  
CASEY

## Sold House

Wednesday, 4 October 2023

2 Merrowland Avenue, Cranbourne North, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



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**\$901,000**

Cranbourne North; EVE ESTATE: Discover the epitome of contemporary living in the prestigious Eve Estate of Cranbourne North. This meticulously crafted residence, built by Symonds, is a testament to quality and sophistication, offering a lifestyle of comfort and convenience on a generous 640sqm (approx.) land. Experience the ultimate in bedroom luxury, with a spacious master bedroom featuring a full ensuite, walk-in robe, and twin vanities. Additional bedrooms are complemented by built-in robes for ample storage space. Enjoy the convenience of a central bathroom that caters to both residents and guests. Further, an exquisite Theatre Room and a vast Formal Lounge provide an ideal setting for entertainment and relaxation. The expansive Family/Dining Area seamlessly blends with the open-plan kitchen, which boasts new stone benchtops, a pantry, and top-tier appliances. A dedicated laundry, linen cupboard, and alarm system add convenience and security to your daily life. Enjoy the outdoors without the hassle, thanks to the thoughtfully designed, pergola to enjoy those get together or dinners overlooking the low-maintenance gardens. Also, the Practical side access adds versatility and ease of use to your outdoor spaces. A double car garage at the property offers secure parking and additional storage space. This beautiful abode also features Solar panels with approximately 3kW capacity help reduce your environmental footprint and energy bills. This wonderfully built residence boasts striking rendering at the front, adding to its contemporary appeal.

Main Features of the Property: Freshly Painted - Land Size: 640sqm(approx.) - High Ceilings - New Stone Benchtops - New Carpets - New Blinds - New Free-Standing Cooktop - 4 Spacious Bedrooms - Master with Full Ensuite - Walk in Robe - His and Her Vanities - Built in Robes - Formal Lounge - Family/Dining Area - Theatre Room - Open Plan Kitchen - Top Quality Appliances - Pantry - Laundry - Linen Cupboard - Pergola - Outside gas connection for barbecue - Side Access - Alarm System - Car Garage up to 3-4 Car Spaces - Solar Panels 3Kw(approx.) - Low Maintenance Garden Front and Back Garden - Rendering at Front Heating: Yes Cooling: Yes Dishwasher: Yes New Downlights: Yes Chattels: All Fittings and Fixtures as Inspected as Permanent Nature Deposit Terms: 10% of Purchase Price Preferred Settlement: 30/45/60 Days Perfectly Located, Within a short distance to all the amenities: - Walking Distance to Alkira Secondary School - Walking Distance to Hillsmeade Primary School - Childcare Centres - Restaurants - Cafés - Sabel Reserve Playground - Casey Central Park - Hilltop Nature Reserve - Berwick Springs Reserve Playground - Clyde Road Reserve - Hillsmeade Soccer Reserve Playground - Close to M1/M3

This Cranbourne North gem in Eve Estate is a blend of luxury, functionality, and style, offering the perfect backdrop for a modern family or discerning homeowner. With its generous living spaces, premium features, and a focus on low-maintenance living, this property is an opportunity not to be missed. For more information or to arrange a viewing, please contact Hardeep Singh today. PHOTO ID REQUIRED AT OPEN HOMES. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.