

**20 Navarre Drive, Cranbourne West, Vic 3977**

**House For Sale**

Wednesday, 27 December 2023



20 Navarre Drive, Cranbourne West, Vic 3977

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 544 m2**

**Type: House**



Kate Rushton  
0359952003



Garima Pahuja  
0359952003

**\$650,000**

\*\*\*Inspection by Appointment\*\*\*This home has been well loved and extremely well maintained and offers perfect presentation and great prospects for the future, with a water way next door and open land out the back it's a very peaceful and open environment. The home offers 3 bedrooms, 1 bathroom and a convenient location, within walking distance to Cranbourne West Shopping complex and all amenities, walking distance to primary and secondary schools in the area and local parks and community center and close to public transport. Light and bright living areas and central modern kitchen with ample bench and cupboard space overlooking the kitchen/meals area leading out to the yard. Near new window shutters that add security and comfortable living during the hot and the cold months, generous backyard space with pergola area, play zone and a double carport for undercover parking. Large 12x5m garage at the rear of the property, ideal for a workshop, man cave or teen hangout and a small 3x2m shed for garden or storage. \*Bonus Property Features\*With plans and permits for a modern 2 bedroom townhouse at the rear, single car garage for the rear and single carport for the front, this property would be perfect for investors, builders or families looking for the convenience of dual living, with the hard work of obtaining approvals and permits already accomplished. Features include:- Ducted heating- Newly installed Split System- Ceiling Fans throughout- Window shutters- Quality fittings and fixtures- Large pergola- 544m<sup>2</sup>- Double Carport- Off street parking- Large Garage 12x5- Small Garden Shed 3x2 Central to Cranbourne West shopping Precinct, Sandhurst Shopping Centre, Cranbourne West community hub, with easy access to Western port highway. The area provides easy access to main arterial roads including Monash Freeway and East Link and is very popular with families and investors. Access to public transport including Merinda Park Station and Cranbourne Train Station close by. 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.