

**22/311-317 Cranbourne Road, Frankston, Vic 3199**



**Unit For Sale**

Monday, 20 May 2024

22/311-317 Cranbourne Road, Frankston, Vic 3199

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Adrian Foster  
0412494907



Eboni Hemsley  
0435723712

**\$510,000 - \$530,000**

Introducing an exceptional opportunity: a generously proportioned two-bedroom villa unit nestled within a meticulously maintained and expansive complex. This remarkable residence boasts an array of desirable features, including a family-sized kitchen ideal for culinary endeavours, a centrally located bathroom for convenience, and an additional sunroom that can effortlessly transform into a third bedroom or versatile living space to suit your lifestyle needs. The property also offers the convenience of a garage for secure parking and storage, complemented by a sprawling courtyard of impressive proportions, perfect for outdoor entertaining or simply unwinding amidst greenery and tranquility. Currently leased since April 2022 at \$380 per week, with a potential market rent of approximately \$430 per week, this villa presents an enticing investment opportunity. Positioned advantageously at the rear of the development, its elevated location affords privacy and scenic views, while remaining conveniently close to amenities. Conveniently situated directly opposite the bustling Karingal shopping center and entertainment complex, as well as the highly popular Ballam Park playground and sports grounds, this property offers unparalleled convenience and lifestyle appeal. Don't miss out on the chance to make this extraordinary villa your own. Contact us today to arrange a viewing and secure your slice of elevated living in this sought-after locale.