

**22 Strafford Avenue, Cranbourne, Vic 3977**



**Sold House**

Monday, 11 September 2023

22 Strafford Avenue, Cranbourne, Vic 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1023 m2**

**Type: House**



Paris Thomson

0359909522

## Contact agent

RANGEBANK ESTATE, CRANBOURNE: **\*\*DEVELOPMENT POTENTIAL (S.T.C.A.)\*\*** Set on a sprawling 1,023m<sup>2</sup> (approx.) flat allotment providing ample room for children and pets to play, this modernised family home offers an exceedingly rare opportunity to purchase a move-in-ready abode set on over a quarter acre within walking distance to all essentials. A short stroll to Rangebank Primary School, recreational facilities, Merinda Park train station and both the Cranbourne Homemaker and Thompson Parkway Shopping Centres, 22 Strafford Avenue will entice those seeking a well-situated property to landbank for future possibilities (S.T.C.A.). There is also strong scope to build a granny flat out back for dependant in-laws (S.T.C.A.)! Crisp contemporary tones and an airy open ambiance define the single-level residence, which features 2 separate living areas with chic ceramic tiling divided by a modern kitchen complete with a gas cooktop and stainless-steel oven. A covered alfresco patio runs off the dining zone and supplies plenty of space for weekend BBQs and summer soirees as it spills into the enormous rear yard. Accessible via double gates, there is a generous lock-up garage with plenty of additional space to securely house the work trailer and the family boat/caravan. Peace and privacy await in the stunning master with driftwood-style flooring, a walk-in robe plus a full ensuite. Don't forget the 2 junior bedrooms with built-in robes and the full family bathroom with separate toilet facilities conveniently positioned at the rear for floorplan. If you believe in the age-old theory that a top location equals great real estate then this is an absolute must to inspect! The position is A1 within walking distance to Lawson Poole Reserve and the local kindergarten. There's close proximity to buses and the recently revamped Thompson Road en route to Marriott Waters and the Cranbourne Park Shopping Centre. Encircled by great recreational facilities this popular residential precinct is only a brisk 45-minute commute to the CBD! With turnover in the Rangebank Estate at an all-time low don't delay or else you will miss out! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID IS REQUIRED AT OPEN FOR 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.