

**31 Duff Street, Cranbourne, Vic 3977**

AllAvenues

**House For Sale**

Thursday, 13 June 2024

**31 Duff Street, Cranbourne, Vic 3977**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 663 m2**

**Type: House**



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**\$689,000 - \$729,000**

Opportunity never knocks twice as here is an opportunity to secure this amazing property situated perfectly in the heart of Cranbourne, within moments to train station, bus stop, primary school, medical centre, child care, shopping centre, high street precinct and much more, this well look after property has been renovated with touch of a class featuring:

- Three good sized bedrooms with built in robes and big windows offering lots of natural lights
- Spacious formal lounge with split system air conditioner, ceiling fan and quality indoor wooden heater
- Renovated kitchen with loads of storage and bench space with stone bench top, modern induction cooking, oven and quality cabinetry
- Second living overlooking dining area and kitchen with ceiling fans wall air conditioner and easy access to massive garage and out door
- Great size pergola with BBQ facility for outdoor entertainment leading to a massive backyard with lots of space for kids and dogs to play around
- Double shed garage/workshop & super long driveway with parking spaces for many more cars
- Other features: quality flooring, garden shed, corner block with potential subdivision STCA, downlights, skylight, wooden blinds, garden shed, well landscaped garden, etc

This excellent property is situated close to everything Cranbourne has to offer and will be suitable to a first home buyer, an investor or a developer for future knock and rebuilt. For more information, please contact Yogi Patel on 0415 719 161. **DISCLAIMER:** All stated dimensions are approximate only. Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any relevant matters. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklistwithin walking distance or a short drive away>.