

# 31 Trillium Boulevard, Cranbourne North, Vic 3977

AREA SPECIALIST  
CASEY

## House For Sale

Saturday, 18 May 2024

31 Trillium Boulevard, Cranbourne North, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 435 m2

Type: House



Hardeep Singh

0390884194



Karamjeet Sohi

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**\$799900-\$879000**

Cranbourne North, ARBOURLEA ESTATE: Located in the highly desirable neighborhood of Cranbourne North, embraced by the serene beauty of its natural surroundings, this exquisite family residence stands as a testament to luxury living. Surrounded by lush greenery and picturesque landscapes, this home offers a harmonious blend of contemporary design and tranquil living. With a substantial land area spanning 435 square meters, every aspect of this meticulously crafted property has been thoughtfully designed to accommodate the needs of modern family life. As you step onto the property, a sense of peace and refinement washes over you, inviting you to experience the epitome of suburban sophistication and comfort. Whether enjoying a leisurely morning coffee on the front porch or hosting guests in the expansive backyard, every aspect of this property exudes warmth and hospitality. Boasting four bedrooms, including a luxurious master suite with a double vanity, an expansive shower, and a walk-in robe, this home is a testament to refined living. Additional bedrooms include one with a walk-in robe and two with built-in robes, ensuring ample storage and comfort for every member of the family. The heart of the home lies in its well-appointed kitchen, complete with a walk-in pantry and modern appliances, catering to culinary enthusiasts and family gatherings alike. Adjacent living areas feature lofty ceilings, creating an inviting atmosphere for relaxation and entertainment. With two spacious living areas, there's abundant room for both lively gatherings and tranquil retreats. Step outside to discover your own private oasis, where a pergola provides the perfect setting for alfresco dining and entertaining amidst landscaped gardens. The low-maintenance landscaping ensures effortless upkeep, allowing more time to indulge in the peaceful ambiance of the surroundings. Further enhancing the appeal of this residence are its notable features, including a remote-controlled double lock-up garage, a well-appointed laundry, and seamless integration between indoor and outdoor living spaces. With meticulous attention to detail evident throughout, this home offers an ideal balance of style, comfort, and functionality, setting a new standard for refined family living.

**Main Features of the Property:**

- Land Size: 435sqm (approx.)
- 4 Spacious Bedrooms
- Master with Full Ensuite
- His and Her Vanities
- Walk in Robe
- Built-in Robes
- Family/Dining Area
- Open Plan Kitchen
- Walk-in Pantry
- Laundry
- Linen Cupboards
- Pergola
- Side Access
- Double Car Garage
- Low Maintenance Gardens

**Heating: Yes**  
**Cooling: Yes**  
**Dishwasher: Yes**  
**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 of all the amenities:

- The Eve Central Shopping Centre
- The Avenue Shopping Centre
- Central Shopping Centre
- Cranbourne Park Shopping Centre
- Cranbourne's Homemaker Centre
- Thompson Parkway Shopping Centre
- 24Hrs Chemist Warehouse
- Close To Alkira Secondary College, Tulliallan Primary School, Hillsmeade Primary School And St Francis Xavier College
- Public Transport
- Merinda Park Train Station And Berwick Train Station
- Parks, Walking And Cycling Tracks
- Medical Centres
- Hospitals
- Freeway And Highway
- Close to M1/M3

This Cranbourne North The ARBOURLEA 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 YOUR AREA SPECIALIST 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 matter.