

**38 Eliburn Drive, Cranbourne East, Vic 3977**

**House For Sale**

Friday, 10 November 2023



**38 Eliburn Drive, Cranbourne East, Vic 3977**

**Bedrooms: 4**

**Bathrooms: 2**

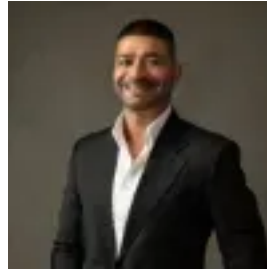
**Parkings: 1**

**Area: 164 m2**

**Type: House**



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## Contact Agent

38 ELIBURN DRIVE, CRANBOURNE EAST Found in the established and family-friendly Livingston Estate, this contemporary double-story home is just a few minutes' walk from Casey Fields Primary School, outdoor recreational facilities, and public transport! Presenting a fabulous entry into the market for owner-occupiers, downsizers, or an excellent portfolio asset for investors. The ground floor consists of the light-filled family living room, separate dining area, and a fully equipped kitchen featuring stainless steel appliances, tiled splashback, overhead cabinetry, plenty of bench space, and a built-in pantry. Additional appointments include a downstairs toilet, laundry, and the oversized single garage. Upstairs, the beautiful master bedroom is complete with a walk-in robe and a full ensuite, creating a seamless transition of indoor and outdoor living ideal for morning coffees. The remaining two bedrooms with built-in robes are of generous proportions and conveniently situated around the modern family bathroom and separate toilet. This property is within walking distance to Casey Fields Primary School, Bluebird Early Education Centre, Livingston Family & Community Centre, Casey Race, Casey Stadium, Chisholm Institute, Casey Grammar School, Megasaurus Playground, and Cranbourne Park Shopping.

**Indoor Features:** The main features of the property- 4 bedrooms- 2 bathrooms- Powder room- Master bedroom with Ensuite and WIR- BIR- Living area- Dining Area- Retreat area- Kitchen with stone benchtop- Stainless steel appliances- Laundry- 1 car garage• Modern fixtures and fittings• High ceilings• Split-system air-conditioner• Blinds• Carpeted bedrooms• Private balcony

**Outdoor Features:**• Contemporary façade• Oversized single garage• Garden shed• Courtyard/patio

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