

# 39 Fairbairn Road, Cranbourne, Vic 3977

**P&G** REAL ESTATE

## House For Sale

Tuesday, 12 December 2023

39 Fairbairn Road, Cranbourne, Vic 3977

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 664 m2**

**Type: House**



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**\$690,000 - \$750,000**

Occupying a spacious 664sqm (approx.) allotment in the heart of Cranbourne, where schools, shops and public transport are all within walking distance, this property is sure to be everything you have been searching for! Ready to move straight in as it has been fully renovated throughout, this property would be perfect for first home buyers, downsizers or the astute investor. The expansive backyard presents ample potential for future renovations, subdivision or development (STCA). This property has so much to offer, including:

- Three bedrooms all fitted with built-in robes
- Master bedroom features a walk-in robe, plus access into the bathroom
- Two separate living areas including a lounge, plus dining
- Renovated open plan kitchen overlooks the dining and features stainless steel appliances including an oven/stovetop and dishwasher
- Centrally located bathroom features a bathtub and shower, plus a separate toilet
- Split system air conditioning unit will keep you comfortable all year round
- Separate laundry features external access
- Spacious backyard features ample amount of lawn perfect for kids/pets to run around and play, plus a shed great for additional storage
- Covered carport, plus a long driveway and a spacious front yard provides ample parking space, perfect for those with a boat, trailer or caravan

A wonderful location completes the picture with all the essential amenities located within walking distance or a short drive away. Your shopping needs will be met with Cranbourne Park Shopping Centre a 13-minute walk, Sandhurst Shopping Centre a 15-minute walk, while Hunt Club Village shops are a 7-minute drive away. Many great schools are nearby including Cranbourne Park Primary and Cranbourne West Primary both a 12-minute walk, St Agatha's Primary a 14-minute walk, while Cranbourne Secondary, Cranbourne West Secondary and Cranbourne Primary are all within a 5-minute drive. Valepark Crescent Reserve/playground is next door while James Cook Drive Reserve is just around the corner. Bus Stops can be reached within a 15-minute walk, Cranbourne Train Station is a 4-minute drive, while the South Gippsland Hwy is close by and easily accessible.