

**4/95-101 Breens Road, Cranbourne West, Vic 3977**



**Unit For Sale**

Saturday, 24 February 2024

4/95-101 Breens Road, Cranbourne West, Vic 3977

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 164 m2**

**Type: Unit**



Kate Rushton  
0359952003

**\$470,000 - \$500,000**

CRANBOURNE WEST: If you are looking for a terrific home to break into the market, add to your portfolio or downsize to a cozy home in a secure location then 4/95-101 Breens Road is the perfect opportunity. Nestled in a quiet complex, this gem it's sure to impress even the most fastidious of purchasers. A sensational prospect that pairs affordability with the ultimate in lifestyle convenience, you will be positioned within moments of parkland, schools and major shopping facilities. Offering all of the creature comforts that a devoted business couple or astute investor would desire, there are 2 robed bedrooms, the spacious master with a private walk-in robe, plus a central family bathroom with separate bath/shower facilities en route to the laundry. The kitchen, centrally located, is complete with ample cupboard/bench space, a tiled splashback. Glass sliding door provide convenient flow from the kitchen/meals area and into the fuss-free rear yard. Completing the package is:- Split system heating/cooling- Convenient blend of carpet/floating flooring - Roller Shutters- Stainless steel appliances Nestled in a highly established pocket surrounded by amenities, the locale is second to none. Easy access to multiple train stations, public/private schooling, childcare facilities and both the Camms Road and Sandhurst shopping precincts. Literally minutes to the Cranbourne town centre and all major roads leading to Frankston, Dandenong and the CBD! Offering fantastic value for money this gem is bound to be snapped up quickly so call before it's SELLING, SELLING, SOLD! BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT ALL 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. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.