

**4 Minerva Avenue, Cranbourne West, Vic 3977**



**House For Sale**

Monday, 3 June 2024

4 Minerva Avenue, Cranbourne West, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Team Anita Harpreet

0415461214

**\$789,000 - \$849,000**

If indoor/outdoor living is your priority, you must inspect this incredible home! Upon entry, you'll be impressed with the stunning rustic timber-style flooring and the timber feature door to the theatre room. Beyond this, you'll find the master bedroom with an ensuite, a walk-in robe, and sliding doors to your private courtyard. The remaining three bedrooms are at the rear of the home, serviced by a large main bathroom and a separate toilet. The galley kitchen features 900mm cooking appliances, stone benches, and a dishwasher, all open to the meals and living area. This space spills out to a sheltered decked alfresco area, which extends to a private, low-maintenance entertaining space with lush tropical plantings. Finished with ducted heating and evaporative cooling, there's nothing left to spend! Located within walking distance to Barton Primary School, public transport, wetlands, a skate park, a dog park, playgrounds, and Clarinda Village with amenities such as a medical clinic, pharmacy, café, hair and beauty businesses, IGA supermarket, and gym. The home also offers easy access to Western Port Highway, connecting you to Cranbourne, Carrum Downs, Lyndhurst, Hampton Park, Dandenong, and is only a 45-minute drive from the city. The home is fantastic, the location is perfect-it's time to make the call to make 4 Minerva Avenue your new home! Call the Team today to book your inspection. - Anita: 0415 461 214 | Harpreet: 0481 314 949