

**42 Erindale Street, Cranbourne West, Vic 3977**



**Sold House**

Tuesday, 15 August 2023

42 Erindale Street, Cranbourne West, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 442 m2**

**Type: House**



Amanda Claridge  
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Loraine Ingle  
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**\$862,600**

Nestled in the Clarinda Park Estate, this beautiful family home ready for you to move in. Offering elegance and charm with a striking designer facade, manicured gardens, and a front large deck providing a powerful first impression. Stepping inside, you'll instantly notice the sense of space with heightened ceilings and a wide entrance hall enticing you right on in. Showcasing a grand kitchen with a large stone island benchtop, an abundance of storage space, a butler's pantry and quality stainless steel appliances. Overlooking the dining area and seamlessly connecting to both the main living zone and undercover alfresco via stacking doors, you will have plenty of space to enjoy. Outdoors is neat and tidy with landscaped gardens providing an idyllic setting to entertain with friends and family. The addition of a downstairs rumpus room makes the perfect kids retreat area or could easily be converted into a theatre room. A downstairs bedroom provides convenience moving upstairs, bedrooms 2 and 3 with walk in robes are serviced by the main bathroom which includes a spa bath. The master bedroom includes his and hers walk-in robes and private ensuite with double vanity and oversized shower. Additional features include: Ducted heating, Evaporative cooling, additional split system downstairs, solar panels with Tesla battery. With an oversized garage with a rear roller door, perfect for storing trailers and certain boats and caravans this is a rare inclusion on a property in this location. The super-convenient locale is walking distance to Barton Primary School, Cranbourne West Woolworths and a short commute to Ranfurly Golf Club. Other services and amenities close by include St Peter's College, Cranbourne West Primary School, Cranbourne West Coles, Cranbourne Secondary College, Cranbourne Primary School, Cranbourne Christian College plus Cranbourne Park Shopping Centre and Cranbourne Station. The South Gippsland Highway and Monash Freeway can get you to Melbourne in just 45 minutes. With SO much to offer and value not seen in today's market, please contact Amanda 0409 009 887 or Loraine 0417 220 062 for more information and to arrange an inspection!