

# 45 Bates Street, Cranbourne West, Vic 3977



## House For Sale

Friday, 29 December 2023

45 Bates Street, Cranbourne West, Vic 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 514 m2**

**Type: House**



Mandeep Sandhu



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## Private Sale (\$625,000 - \$675,000)

Discover the epitome of suburban living in this well-appointed three-bedroom, two-bathroom home nestled on a generous 514 sq m approx. Conveniently located within easy reach of parkland, shops, schools, and trains, this property is not just a house; it's a canvas for your imagination to flourish. As you step inside, you'll be greeted by a spacious living room seamlessly connected to a central kitchen and dining haven. Mealtimes become a joy with wraparound benches and a breakfast bar, leading to sliding doors unveiling a vast rear alfresco overlooking the expansive backyard. The main bedroom boasts a walk-in robe and ensuite, offering a private retreat. Two additional bedrooms, complete with built-in robes, share a stylish family bathroom with a shower, bath, vanity, and a separate toilet. Transforming the ordinary, the garage has been converted into a versatile rumpus room, providing additional living space. Dual driveways ensure ample parking, with secure space for two cars behind a remote roller door.

**Key Features:-** Well-presented three-bedroom, two-bathroom family home- Master bedroom with walk-in robe and ensuite- Two additional bedrooms with built-in robes- Stylish main bathroom with shower, bath, vanity & separate toilet- Large covered alfresco overlooking a spacious backyard- Ducted heating for year-round comfort

**Location Highlights:** Situated within walking distance of Sandhurst Centre shops, and just a short drive to Cranbourne Park Shopping Centre and Cranbourne Station, this home offers the perfect balance of convenience and tranquility. Explore nearby parklands and esteemed schools, including Cranbourne West Primary and the Royal Botanic Gardens Cranbourne. Seize this exciting opportunity to turn this property into your dream home – where convenience meets creativity! This great family home won't last long, Contact Mandeep Sandhu on 0411 593 779 today to book your inspection time.

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