

**45 Snead Boulevard, Cranbourne, Vic 3977**



**House For Sale**

Friday, 19 April 2024

45 Snead Boulevard, Cranbourne, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 558 m2**

**Type: House**



Dilshan Wijerathna  
1300874455



Tilash Fernando  
1300874455

**\$1,050,000 – \$1,120,000**

Featuring a modern and spacious layout that is flooded with natural light, this property reaps the rewards of quality finishes throughout and is perfect for entertaining guests or relaxing with your loved ones. As you enter the home, you'll be captivated by the beautiful entryway that sets the tone for the rest of the property and upon entry, you'll be greeted by a separate front living area that can be tailored to suit your needs and positioned perfectly neighbouring the master suite, creating a space for the master's to retreat. The master suite has it all, with plenty of space and storage including a spacious walk in wardrobe and ensuite with dual vanity and separate toilet. Continuing down, the property flows past the theatre space and into a large open plan living and meals area. Perfect for entertaining guests in or outdoors the space seamlessly flows onto the outdoor alfresco deck with ceiling fan and low maintenance backyard. Overlooking the space the beautifully designed kitchen is a chef's dream, with a large island bench and Caesarstone benchtops throughout, stylish textured tile splashback with stainless steel appliance and ample storage including the walk-in pantry.

Neighbouring the space, the large laundry is positioned perfectly to house additional storage as well as dual access and convenience across the space. The home is complete with a secondary hall with access to the remaining 3 bedrooms with built in wardrobes, positioned closely to the main bathroom and separate toilet, creating a separate zone for the young adults or kids of the home! Do not miss out on your opportunity to secure a property boasting quality finishes and a modern design all within a comfortable and functional layout, some only dream of!

- Ex Display Home
- Open Plan Living and Dining
- Additional Formal Living and Theatre Space
- Kitchen with Stone Benchtops, Stainless Steel Appliances & Walk in Pantry
- Large Laundry with Dual Access and Linen Closet
- Master Suite with Walk in Wardrobe, Ensuite with Dual Vanity and Separate Toilet
- 3 Bedrooms with Built in Wardrobes
- Main Bathroom and Separate Toilet
- Gas Heating and Ducted Cooling
- Zoned Alarm System
- Engineered Timber Flooring and Extra Heavy-Duty Carpet
- Undercover Entertaining Deck and Ceiling Fan
- Landscaped Gardens with Timed Irrigation
- 2 Car Garage with Dual Access and Exposed Aggregate Driveway

Located on 558 square metres of land, this property is situated within the newly established Canopy at Amstel Estate which has been designed for families to enjoy, with ample community amenities as well as lush open spaces and playgrounds and only a short commute to:

- Across the road from Candice Grove Park
- Amstel Club (Bistro) and Takeout Restaurants (McDonalds, Pizza, KFC and Oporto)
- St Peter's College, Cranbourne Campus
- Scarborough Avenue Reserve and Cranbourne West BMX Track
- Cranbourne West Shopping Centre (Woolworths, Jets Gym, Medical Centre, Chemist, Beauty Salons, Restaurants and More)
- Bus Stops (760, 791, 982)
- Casey Stadium, Bowland and RACE (Indoor Pool and Rec Centre) and The Shed Skatepark
- Cranbourne Park Shopping Centre (Retail, Banks, Chemist, Coles, Restaurants and Take Out, Fresh Market and More)
- Lochaven Recreation Reserve
- Quarters Primary School
- Cranbourne West Secondary College
- Cranbourne Secondary College
- Royal Botanic Gardens Cranbourne and Brookland Greens Reserve

Call Dilshan Wijerathna 0402 696 602 or Tilash Fernando 0412 499 129 to schedule a private inspection for you to flow through the house at your own pace with no distractions and feel all this home has to offer. **\*\*PHOTO ID REQUIRED UPON INSPECTION\*\***