

**6 Polson Way, Cranbourne West, Vic 3977**



**Sold Townhouse**

Tuesday, 27 February 2024

6 Polson Way, Cranbourne West, Vic 3977

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 188 m2**

**Type: Townhouse**



Paul Ringeri  
0359909513

## Contact agent

CRANBOURNE WEST: Generously sized and superbly appointed with effortless contemporary sophistication, this modern property is set beside the Cranbourne West Business District and offers the exciting prospect of living in comfort all while basing your business or trade on-site utilising the approx. 12-metre downstairs studio and 4-car garage. Designed across 2 well-configured levels, the elegant 3 bedroom upstairs first floor boasts an expansive open-plan living and dining area with woodgrain flooring that spills out to an expansive balcony terrace. The stylish hostess cook's kitchen is fitted with stone benchtops, a gas cooktop and stainless-steel appliances, while the contemporary comforts continue with reverse cycle ducted heating and cooling plus quality window furnishings with both sheers and drapes. The plush master bedroom with thick chocolate carpeting is fitted with a walk-in robe and a full ensuite with shower, tub, vanity and toilet facilities. Not to mention the second shower bathroom upstairs that easily services the 2 additional bedrooms, each with built-in robes. Wonderfully versatile for a range of purposes, the enormous ground floor level is complemented by a third bathroom. A fabulous space with heaps of room for a pool table or dedicated home cinema, this huge studio offers direct access to a separate front entry together with the oversized garage and would also provide the perfect set-up for a small business venture. Positioned within a quiet complex with no body corporate fees, the location is A1 some 600 metres to Quarters Primary School, cycling distance to Cranbourne West Secondary College and only a short zip to the Cranbourne town centre and all major roads en route to Frankston, Dandenong and the CBD. Slightly further afield you have easy access to multiple train stations, the Marriott Waters, Sandhurst and Camms Road shopping precincts, additional educational options and medical clinics! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT OPEN FOR 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.