

# 63 Fusion Circuit, Cranbourne West, Vic 3977



## House For Sale

Sunday, 26 May 2024

63 Fusion Circuit, Cranbourne West, Vic 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 139 m2

Type: House



Josh Larkin  
0415298386



Tony Larkin  
0422804938

**\$520,000 - \$570,000**

Sale by SET DATE ® Tuesday, June 11th at 5pm (unless sold prior) Terms: 5/10% deposit Settlement: 60/90 day settlement Built: 2023 Land: 139m<sup>2</sup> (approx) Rental appraisal: \$520 - \$550 P/W (approx) Experience the perfect blend of style, comfort, and low-maintenance living in this exquisite 3-bedroom townhome. Ideal for families, first-home buyers, or savvy investors, this property features a sleek design and high-quality finishes. A striking rendered facade introduces its contemporary brilliance, leading into an expansive open living and dining space complete with split system heating and cooling. The spacious kitchen and open-plan living and dining areas make entertaining effortless, transitioning seamlessly to a light-filled, low-maintenance courtyard. Upstairs, three robed bedrooms offer comfort and sophistication. The substantial master suite features a walk-through wardrobe and a private ensuite, while a central main bathroom serves the other bedrooms. Practical features include split-system heating and cooling and a single garage complemented by a European laundry. Positioned perfectly, this home is just meters from Cranbourne West Secondary College and moments from Cranbourne West Shopping Centre, Barton Primary School, buses, and easy freeway access. Don't miss out on this opportunity to own a beautiful townhome in a prime location.