

**79 Breens Road, Cranbourne West, Vic 3977**



**House For Sale**

Wednesday, 29 November 2023

79 Breens Road, Cranbourne West, Vic 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 465 m2**

**Type: House**



Paris Thomson  
0359909522



Paul Ringeri  
0359909513

**\$629,000 - \$679,000**

CRANBOURNE WEST: Providing peace of mind and a high quality of life, this beautifully crafted three-bedroom home puts the focus on making everyday life easier. With broad market appeal, abundant natural lighting and exquisite contemporary colour schemes, the flawless modern residence occupies a sunny 465sqm. An immaculate exterior and low-key landscaping pave the way for a bright and airy formal living room that leads through to an upmarket kitchen/living/dining zone. The fully equipped kitchen features a sit-up breakfast bar, generous pantry storage, cabinetry and stainless steel appliances. A spacious primary bedroom suite located at the rear of the home comprises a walk-in robe and an immaculate ensuite, while two additional bedrooms both come with built-in robes and share another pristine bathroom, including a separate bath and shower and a separate toilet. Perfectly positioned to soak-up the natural-look gardens and large backyard beyond, sliding doors roll back to reveal an expansive 5.6m x 6.7m undercover Pergola. An extension of the living and dining zones and providing instant relaxation, start your day with a coffee out here or enjoy family get-togethers in the summer evening air. Buyers will love the amenity-rich locale that's moments from Cranbourne West Primary School, Cranbourne West Secondary College, St Peter's College and Cranbourne Park Primary School as well as Marriott Waters Shopping Centre, Casey Supermarket, Cranbourne Park Shopping Centre and Cranbourne Station. Other highlights and creature comforts include ducted heating, evaporative cooling, spacious laundry, a double-car garage with internal and rear yard access and a garden shed. Beautifully prepared for sale, if you're buying your first home, second home or for investment, 79 Breens Road feels like home the moment you drive up to it. Nestled in a secluded pocket of Cranbourne West, this location is second to none and is only minutes to the Cranbourne town centre and all major roads en route to Frankston and Dandenong. Surrounded by amenities, you are within a brisk commute of the Cranbourne West Community Hub, Cranbourne West Secondary College, St. Peters College, parks, takeaways and public transport. 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. The up-and-coming Evans Park business centre will provide a long list of bonus local eateries, while a quick 45-minute drive will find you in the Melbourne city centre! **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. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.