

# 8 Hoyle Court, Cranbourne, Vic 3977

## House For Sale

Friday, 2 February 2024

8 Hoyle Court, Cranbourne, Vic 3977

Bedrooms: 2

Bathrooms: 2

Parkings: 4

Area: 865 m2

Type: House



Craig Frost  
0413018033

**\$380,000-\$415,000**

We welcome you to inspect this two-bedroom home, with an attractive facade and featuring a large covered outdoor area and a four-car garage with roller door and passage door access on 865 sqm approx. Please note that this property is seeking substantial improvement. The advertised price reflects the property's current condition and considers the works yet to be completed. Offering plenty of scope for improvement, this property is mid-way through a renovation, with the bathroom partially demolished and the ensuite fit-out began. This property is likely to suit a wide range of buyers, from those looking to renovate to others seeking to develop (STCA). Step inside to find a very traditional floor plan with a zoned living room and two good-sized bedrooms leading off the main entrance hallway. The main bedroom enjoys front yard views and a walk-through robe to the ensuite area. The second bedroom includes a robe and access to the family bathroom and a separate toilet (currently under construction). The functional kitchen overlooks the covered outdoor area and has laminate bench tops, a breakfast bar, a gas stove, a wall oven and above-bench cabinetry. With plenty of open space, this home could readily fit a third bedroom with the addition of an internal wall or alternatively enjoy the large open dining and living spaces. Additional features include three linen cupboards, established gardens, a gravel driveway, concrete pathways, and laundry with external access. A note to buyers We base our price ranges on comparable sales within the area and current market conditions. We do not over-quote property to vendors or underquote property to buyers. We recognise that the final sale price will ultimately be influenced by competition within the market and that the advertised selling range is not a ceiling to the price buyers may be willing to pay to secure the purchase of the property. While every effort has been made to provide the correct description of the property and identify the property's features, we advise you to inspect the property for your satisfaction.