

**9A Campbell Parade, Cranbourne, Vic 3977**



**Sold Unit**

Saturday, 2 September 2023

9A Campbell Parade, Cranbourne, Vic 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 223 m2**

**Type: Unit**



Ali Sultani

0469292711

**\$605,000**

Sultani real estate is proudly presenting this centrally located unit has all what you are looking for, with a modern and easy flowing floorplan and a neutral colour palette will be an ideal investment opportunity to the astute investor, downsizer or a buyer looking at entering the property market. Immaculately presented, this three bedroom two bathroom featuring a spacious master bedroom with ensuite and walk-in robe, while the other two remaining bedrooms serviced by the main bathroom. A central hallway draws you through to the light-filled living, dining and kitchen adorned with stylish stone benchtop, dishwasher, and feature splashback. Paved backyard with an outdoor space a perfect set up for kids to have fun in the yard or some relaxation in the sun. additionally, a garden shed and generous double lock up garage. Main Features of The Property:- Building Area: 115sqm(approx.)- Family and Dining Area- Stone Benchtops- 600 porcelain tiles- Tiles showers- Carpet Bedroom- Ensuite- WIR- Laundry – Undermount Cupboards- Garden Shed- Water Tank- Paving in Backyard- Kitchen-feature Splashbacks- Cupboard Pantry- Ceiling Fan in Master- Sliding Mirror Doors- Double Lock up Garage Downlight: Yes Ref. Ducted Heating & Cooling: Yes Dishwasher: Yes- Chattels: All Fittings and Fixtures as Inspected as Permanent Nature- Deposit Terms: 10% of Purchase Price- Preferred Settlement: 30/45/60/90 Days within walking distance to Cranbourne Park Shopping Centre and well within reach or walk and short drive from multiple amenities:- 1 Km to Cranbourne Park Shopping Centre- The Cranbourne Market- Cranbourne Day Care & Kindergarten Centre- Casey Medical Centre Cranbourne- Casey & Cranbourne Veterinary Hospital- Cranbourne Turf Club- Golf Club- Cranbourne Racecourse & Recreation Res- Primary School- Park and Playground Do not miss out on the chance to call this home your very own! Give Habib Sultani 0469 292 711 a call now to book an inspection. PHOTO ID REQUIRED AT OPEN HOME Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.