

**16 Ercildoune Court, Cranbourne West, VIC, 3977**



**House For Sale**

Friday, 16 August 2024

16 Ercildoune Court, Cranbourne West, VIC, 3977

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Park Facing 31SQ Ultimate Family Haven on 512sqm block!!**

Family Realtors is pleased to present one of the esteemed residences set on a low-maintenance 512 sqm (approx.) block, located within the Alarah Estate in Cranbourne West. This property commands an impressive street presence and is surrounded by quality homes.

This magnificent family residence showcases superior design and remarkable quality throughout, epitomizing the ultimate in family living and entertaining. Impeccably presented and styled to perfection, the highly sought-after multi-zone layout accommodates sun-drenched indoor and outdoor entertaining areas with a sleek and sophisticated finish.

At the heart of the expansive open-plan family dining domain is the chefs' kitchen and meals area, featuring stainless steel appliances, a gas cooktop, a double sink, and stone benchtops throughout, in addition to a butler's pantry equipped with a gas cooktop, oven, dishwasher, and rangehood.

Seamless indoor-outdoor living is achieved through a set of sliding doors that lead to the covered deck, Pergola and low-maintenance backyard, effectively extending the living space. The master bedroom is complemented by a twin-vanity ensuite and a spacious walk-in robe, while three additional bedrooms are served by a central bathroom, laundry, toilet, and an additional powder room that can be converted into a full bathroom.

Practicality meets convenience with features that include a double garage, ducted heating, Evaporative Cooling & split-system air conditioning, camera security, a solar system, and side access suitable for trailers, caravans, or additional parking.

Situated adjacent to a local park and playground, this property offers a family-oriented lifestyle. Nearby amenities include Barton Primary School, a variety of other local educational institutions, Ranfurly Golf Club, and an array of shopping centres, including Cranbourne Shopping Centre, as well as Cranbourne and Merinda Park Train Stations.

This stunning, move-in-ready home is precisely what your family requires. We encourage you to schedule an inspection at your earliest convenience, as this opportunity will not last long.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

For an up-to-date copy of the Due Diligence Checklist, please visit the following link:

<http://www.consumer.vic.gov.au/duediligencechecklist>

Disclaimer: All dimensions, sizes, and layouts are approximate. The photographs may include virtual furniture.