

**39A Avonbury Circuit, Cranbourne West, VIC, 3977**

AREA SPECIALIST  
CASEY

**House For Sale**

Sunday, 18 August 2024

39A Avonbury Circuit, Cranbourne West, VIC, 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Contemporary Masterpiece with Modern Comforts and Practical Features

Auction Date and Time Advertising Soon.

QUARTERS ESTATE, Cranbourne West: This beautifully designed modern residence provides an ideal combination of style and functionality, making it a standout choice for families or individuals seeking a contemporary home. With three spacious bedrooms, the master suite is a true highlight, featuring a luxurious fully ensuite bathroom and a generous walk-in robe. This private sanctuary is the perfect retreat after a long day, offering comfort and relaxation. The remaining two bedrooms are equally well-appointed, each including built-in robes that offer ample storage space and maintain the clean, modern aesthetic of the home.

The heart of this home is its open-plan living area. The kitchen, which features a well-designed walk-in pantry, is equipped to meet all your cooking and storage needs. Whether you're preparing a simple meal or hosting a dinner party, this kitchen is sure to impress. The seamless connection between the kitchen, family, and dining areas fosters an open, inviting atmosphere that is perfect for both casual gatherings and more formal entertaining.

The home also offers practical features that enhance everyday living. The spacious laundry is designed to make household chores more manageable, providing plenty of space and storage. The double garage offers secure parking for two vehicles.

With a well-thought-out floor plan, modern finishes, and functional spaces, this home provides everything needed for a comfortable and convenient lifestyle. Whether you're entertaining guests, enjoying time with family, or simply relaxing in the comfort of your home, this residence is designed to meet your every need in a peaceful and welcoming community.

The main features of the property

- Land Size approx. 263 sqm
- 3 bedrooms
- 2 bathrooms
- Master with WIR
- Stone benchtop
- Walk-in Pantry
- Meal's area
- Family area
- Cupboard Space
- Laundry
- Low-maintenance gardens
- Side Access
- Heating: Yes
- Cooling: Yes
- Dishwasher: Yes
- Downlights: Yes
- Chattels: All Fittings and Fixtures as Inspected as Permanent Nature
- Deposit Terms: 10% of Purchase Price
- Preferred Settlement: 30/45/60 Days

Just on a short drive to all the necessary amenities:

- Quarters Primary School
- Cranbourne Primary School
- Casey Grammar School
- Cranbourne Secondary College

- Marnebek School Cranbourne
- Cranbourne Park Primary School
- Restaurants
- Fountain Gate Shopping Centre
- Casey Central Shopping Centre
- Cranbourne Park Shopping Center
- Cranbourne Home
- Thompsons Parkway
- Casey RACE
- Cranbourne Train Station
- Merinda Park Train Station

This Property is Sure to Sell Like Hot Cakes, So Call Hardeep Singh Today on 0406676197 to make this premium property yours.

PHOTO ID REQUIRED AT OPEN HOMES.

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 matter.