

**5 Valma Avenue, Cranbourne, Vic 3977**



**House For Sale**

Wednesday, 15 May 2024

5 Valma Avenue, Cranbourne, Vic 3977

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 624 m2**

**Type: House**



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**\$510,000 - \$560,000**

CRANBOURNE: A stellar opportunity to secure an affordable home and update over time or start fresh with a brand-new residence or subdivision (S.T.C.A.), 5 Valma Avenue is positioned in a premium locale close to parks, playgrounds, schools, public transport and major shopping facilities! The existing blonde-brick home is filled with natural light illuminating fresh tones and timber flooring. Well-presented and cosy, it's ready for immediate occupation or listing on the thriving rental market. Opening into a spacious living area, the single-level floorplan incorporates an original kitchen offering a freestanding stainless-steel oven with a gas cooktop together with 3 bedrooms, a semi-updated bathroom with separate toilet facilities plus multiple split-system units and ceiling fans. Outside, a glorious garden offers a slice of tranquillity beneath a canopy of leafy trees with abundant room for the children and pets to play. With the residence positioned towards the front of the 624m<sup>2</sup> (approx.) allotment, the topography may also accommodate a second dwelling at the rear (S.T.C.A.). There is also the option to remove the existing property and rebuild your dream home or redevelop from new (S.T.C.A.). A short drive to the Cranbourne Park Shopping Centre and major arterials allowing for an easy commute to the CBD, the location is A1 within walking distance to the Cranbourne West Primary School, local bus stop and the Cranbourne train station! If you believe in the adage "location, location, location" then this gem is a certain addition to your property inspection list! **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 sale status may change before pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.