

**61 Breamlea Way, Cranbourne West, VIC, 3977**



**House For Sale**

Sunday, 18 August 2024

61 Breamlea Way, Cranbourne West, VIC, 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kate Rushton

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## The Ultimate Setting, Location, and Lifestyle

Nestled in a quiet, tree-lined street, this modern brick residence epitomizes convenience and space, offering the ideal setting for a relaxed lifestyle. With a blend of carpet, floating floors and expansive white walls perfect for art displays, this home combines style with functionality in every corner.

Upon entering, you are welcomed into a spacious lounge area filled with natural light. Adjacent to this is a dining space that seamlessly flows into a family room, offering ample living zones for any occasion. The kitchen is the heart of the home, featuring an oversized breakfast bar, generous storage options, and gas cooking, perfect for both daily meals and entertaining guests.

The spacious master bedroom with bay window at the front of the home includes a walk-in robe, ceiling fan, and a private ensuite. Two additional well-sized bedrooms are located at the rear of the property with built-in wardrobes, while the fourth is versatile enough to be used as a large bedroom or study, offering flexibility for growing families. The family bathroom is modern and thoughtfully designed, featuring a oversized bath and separate shower.

Step outside to discover an entertainer's delight covered alfresco area overlooking a beautifully established garden. The fully fenced backyard offers privacy and a safe space for kids and pets to play.

Additional features include:

- 5 Split air-conditioning in all rooms and ceiling fans throughout
- Multiple Living areas plus an oversized Pergola
- Double garage with rear access
- Renovated bathrooms & separate laundry with external access
- Positioned on a commanding 490 sqm lot

This home is perfectly located near Quarters Primary and Cranbourne West Secondary School, as well as St. Peter's College, making it a prime choice for families. Essential amenities like bus services, medical and childcare centres, and a children's park with a playground are all within easy distance, ensuring everyday convenience is just steps away. The area provides easy access to main arterial roads including Monash Freeway and East Link and is very popular with families and investors. Access to public transport including Merinda Park Station and Cranbourne Train Station close by.

Surrounded by all the best that Cranbourne West has to offer, this home is more than just a residence; it's a lifestyle opportunity not to be missed. Words can't fully capture the charm of this property - an inspection is a must!

**BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT ALL 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 status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.

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