

**13/311 Cranbourne Rd, Frankston, VIC, 3199**



**Unit For Sale**

Thursday, 22 August 2024

13/311 Cranbourne Rd, Frankston, VIC, 3199

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **Stylish Abode in an In-Demand Location.**

There's good reason why homes in the fantastic "Picadilly Gardens" complex are so in demand. In terms of location, it'd be a stretch to find one better, but location alone is not the only way this beauty excels. It's the style, the sunny north aspect and the great use of space that will impress, too.

This great location offers across-the-road access to Karingal Hub shopping plaza, public transport, and beautiful Ballam Park. Close to Leawarra Station, Jubilee Park, Bunarong Park, Monash Uni and multiple hospitals, excellent schools, and brilliant access to the Peninsula Link and all other major arterials.

Comfort, lifestyle and convenience into one beautifully wrapped package, this stylish home boasts an attached single garage plus additional driveway parking, and access to a lovely wraparound garden with covered entertaining under a large patio.

Modernised interiors with various updates and comforts added along the way; plush carpet to the bedrooms and lounge room, a modern paint palette, ducted evaporative cooling, a gas heater and a ceiling fan to the main bedroom, great storage, external awnings and more.

Two bedrooms with generous robes - the main with a large walk-in robe and ceiling fan - both within easy reach of the central bathroom with a bath and a shower, a separate toilet and a laundry.

The heart of the home is the open-plan living and dining with plenty of room to relax and unwind. A stylish, well-appointed kitchen with generous benches and plenty of storage, an upright stainless steel oven and gas cooktop.

Flow out to the fabulous outdoor entertaining under a perspex-topped pergola allowing lots of sunshine to filter through, surrounded by high fences and lovely established garden beds right around the wraparound courtyard.

Immense appeal for first-home buyers, young families, downsizers and savvy investors seeking a great property in a location that will always demand healthy returns.

### **PLEASE NOTE:**

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

\* Photo ID required at all open for inspections