

162 Monahans Rd, Cranbourne, VIC, 3977



House For Sale

Monday, 28 October 2024

162 Monahans Rd, Cranbourne, VIC, 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: House

BUILD ANOTHER DWELLING AT THE BACK!! APPROVED PLANS AND PERMITS!!

Welcome to 162 Monahans Road, Cranbourne, an ideally positioned property offering an array of exciting opportunities. This expansive 604m² block comes with an approved planning permit for a four-bedroom townhouse (details available upon request). Whether you are a first-time homebuyer, downsizer, or a savvy investor, this property presents the perfect blend of modern living and a prime location with subdivision potential.

Key Property Features:

- Land Size: 604m²
- Planning Permit: Approved for a four-bedroom townhouse

Current Residence:

Three generously sized bedrooms, two bathrooms, cozy family and dining areas, and a meticulously designed kitchen with ample cupboard space, gas cooktop, and oven

Interior Features:

Tiling and carpeting in designated areas, cooling system throughout, NBN connection, and a letterbox

Outdoor Amenities:

Spacious backyard, ideal for entertaining, with raised carport, garden shed, and extra storage

Location Highlights:

- Schools: Close to Cranbourne West Primary School, Cranbourne Park Primary School, Cranbourne Secondary College, Casey Grammar, and St Agatha's Primary School
- Transport: Minutes away from Cranbourne Train Station and major roadways such as the South Gippsland Highway and Westernport Highway
- Shopping & Amenities: Convenient access to Cranbourne Park Shopping Centre, Sandhurst Centre & Coles, and other local shops
- Recreational Facilities: Proximity to parklands, Cranbourne Racecourse, and Casey RACE

This property's central location in the heart of Cranbourne makes it a perfect option for families and investors alike. Take advantage of its potential for development, or enjoy the modern conveniences it offers as a family home.

Do not miss this rare opportunity to secure a property in one of Cranbourne's most sought-after locations!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Potential Rental Return: \$550 per week (approx.)

NOTE: link for Due Diligence Checklist:

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

Disclaimer: All dimensions, sizes and layout are approximately.