

**208 Cairnlea Drive, Cairnlea, VIC, 3023**

**House For Sale**

Sunday, 3 November 2024



208 Cairnlea Drive, Cairnlea, VIC, 3023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lilian Farrugia  
0402359962



Kristen Oscini  
0390395533

## Your Family's Perfect Haven in Cairnlea

Positioned in a sought-after pocket of Cairnlea, this freestanding two-storey family home offers a well-designed layout with plenty of space and modern conveniences. Built in 2008 on a 281m<sup>2</sup> block with no owners' corporation fees, it presents an ideal opportunity for families seeking a comfortable, low-maintenance lifestyle.

Upon entry, you are welcomed by a spacious front lounge room. Continue through, the home then opens up to a generous, open plan living and dining area. The modern kitchen is equipped with quality appliances. Also located downstairs is the full-size laundry and as well as a separate powder room.

Upstairs, you'll find a sitting area plus three generously sized bedrooms, all with built-in robes. The master bedroom includes a private ensuite, while the remaining two bedrooms are serviced by a central bathroom with a separate toilet.

Additional features of the home include ducted heating and evaporative cooling. The home includes aluminium awning windows, with front and rear security doors, fly screens, with a spacious yard and a double remote-controlled garage with rear lane access for secure parking and additional storage.

Conveniently located just a short distance from Cairnlea Town Centre, you'll have easy access to shopping, dining, and everyday essentials with Cairnlea Park Primary School nearby, and the Western Ring Road is easily accessible, making commuting a breeze.

Settlement & Deposit Conditions: 14, 30, 45, day settlement and 10% deposit is required. Any variation from these terms requires prior approval from the owner before making a formal offer or participating in auction.

Stockdale & Leggo believes this information is correct but it does not warrant or guarantee the accuracy of the information. You should make your own enquiries, check the information and/or engage the services of a qualified contractor. Certain information has been obtained from external sources and has not been independently verified.