

**35 Edgar Avenue, Cranbourne South, VIC, 3977**



**House For Sale**

Thursday, 28 November 2024

35 Edgar Avenue, Cranbourne South, VIC, 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **A Luxurious Oasis with Parkside Prestige**

Ideally positioned within a vibrant new estate, this immaculate three-bedroom townhome offers an effortless modern lifestyle within easy reach of all you need. Spread across two light-filled levels, the home features expansive ground floor living space complemented by stylish floorboards underfoot. Cooking is a pleasure in the well-appointed modern kitchen complete with ILVE stovetop, dishwasher, tiled splashbacks, stone surfaces and island bench with breakfast bar, while entertaining is effortless in the tranquil low-maintenance courtyard backdropped by gardens. Journeying upstairs, discover a generous main bedroom boasting built-in robe and sparkling ensuite, while two further robed bedrooms share the family bathroom complete with bath, shower, vanity and toilet. Additional value-add inclusions of ducted heating and cooling, under-stair storage, guest powder room, laundry facilities and a single garage increase the appeal of this immaculate family home.

### **THE FEATURES**

- Stylish 3-bedroom, 2-bathroom family townhouse
- Premium stone kitchen with quality appliances
- Three robed bedrooms, main boasts luxe ensuite
- Family bathroom with bath, vanity, shower & toilet
- Private courtyard with paved patio framed by gardens
- Ducted heating & cooling for optimum comfort
- Single garage with space for additional parking

Enjoying a fantastic location, with idyllic parkland, pump track and playgrounds across the road, only a short walk to the local café, and within easy reach of shops, supermarkets, transport and local schools including Barton Primary and Cranbourne West Secondary College.

This opportunity won't last long, get in touch to arrange an inspection today!