

39 Miralie Way, Cranbourne West, VIC, 3977



House For Sale

Thursday, 24 October 2024

39 Miralie Way, Cranbourne West, VIC, 3977

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Paris Thomson

0359909522

FIRST STEP ON THE PROPERTY LADDER FOR STARTERS & INVESTORS - AMENITY FILLED LOCALE!

CRANBOURNE WEST: An exciting opportunity to break into the real estate market awaits with this 3 bedroom brick home that's teeming with potential with scope to rent out with ease or simply move in and make it your own over time. The location is A1 some 40 minutes from the Melbourne CBD and only a short zip to major shopping facilities, schools and local train stations.

In the heart of the property, an expansive open-plan living and dining area offers ample room for lounging, dining and entertaining with family and friends. Backdropped by a split-system air-conditioning for year-round comfort and convenience, this space is one of the major buying attractions.

The functional kitchen with taupe cabinetry is fitted with a dishwasher, oven, gas cooktop plus a freestanding pantry and provides everything you need from toast to roast. Glass sliding doors conveniently run off the dining area and open into the covered terrace with a dual zoned backyard beyond. This is a box-ticking setup for those who like barbecuing with friends or relaxing outdoors as the kids play.

Each of the 3 bedrooms features built-in robes and provides easy access to the full family bathroom with shower, tub and separate toilet facilities. Don't forget the European laundry and the single lock-up garage with secure internal access via the study / 3rd bedroom.

Opposite the Evans Park Business Village and within close proximity to the Cranbourne West Community Hub, Cranbourne West Primary School, Cranbourne West Secondary College, Bambino's Kindergarten, parkland, the Marriott Waters / Cranbourne Park Shopping Centres together with both the Merinda Park and Cranbourne train stations, 39 Miralie Way is a worthy addition to your property inspection list!

Offering fantastic value for money and in close proximity to all major arterials, you are always going to be within easy freeway access en route to Frankston, Dandenong and beyond!

Call today before it's SELLING, SELLING, SOLD!

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.

All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.