

**4 Susan Ct, Cranbourne, VIC, 3977**



**House For Sale**

Tuesday, 19 November 2024

4 Susan Ct, Cranbourne, VIC, 3977

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



**Matt Ringeri**

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## **ESTABLISHED TENANT, INVESTORS ONLY, DON'T MISS OUT**

Established tenant, large sunny block, so well located and priced to move, this north-facing three-bedroom home occupies a prominent position in a quiet no-through street.

With the lease due to expire in August 2025, the listing is ideal for investors looking to start their portfolio or grow their current one in a tightly-held Cranbourne location.

Nestled on an impressive 646sqm, the amenity-rich locale is walking distance to Cranbourne West Primary School, Cranbourne Park Primary School, St Peter's College, Cranbourne Park Shopping Centre and Cranbourne Station.

The brick and tile home's uncomplicated layout features three spacious bedrooms (two with built-in robes) that share a centrally located bathroom including a separate bath and shower and a separate toilet.

A light-filled living area flows through to a versatile kitchen/meals zone with an adjoining laundry.

There's also a separate study with built-in cupboards that could be converted to a storage area on a temporary basis.

Set against established lawn, mature trees and other greenery, the generous front yard and extra-large backyard provide a wonderful backdrop to the home, offering abundant outdoor space to be enjoyed.

With extra on-site parking for multiple vehicles, an extended driveway leads through to a large shed/garage.

If you're an investor looking for location, convenience and secure returns, look no further than 4 Susan Court.

**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.