

**4A Emu Bush Dr, Cranbourne West, VIC, 3977**



**House For Sale**

Thursday, 24 October 2024

4A Emu Bush Dr, Cranbourne West, VIC, 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **4 BEDROOM STAND ALONE RESIDENCE - 2 LIVING AREAS IN PRIME LOCATION!**

CASIANA GROVE ESTATE: Sitting on its own, this 4-bedroom home is a true gem offering a family-focused living designed to cater to every age and stage, embracing its functional floor plan. As you step inside, you are greeted with a modern hallway entrance, with the master bedroom located at the front of the home boasting a walk-in robe and an ensuite, creating the perfect retreat at the end of a long day. Each bedroom is thoughtfully designed with comfort in mind and offers plenty of natural light and storage solutions.

The hallway leads to a well-positioned formal living area. This versatile space exudes comfort and warmth, making it ideal for both intimate family gatherings and entertaining friends. The heart of this home is the spacious, well-appointed kitchen, perfect for culinary enthusiasts. This central kitchen seamlessly flows into an open living area with sliding doors leading to a low-maintenance backyard.

Additional features include:

- Downlights
- Dishwasher
- Split system in the living area
- Ducted Heating
- Ample Storage
- Ceiling fans in every room

Not only are you buying a home but also becoming part of a family community. Walking distance to Clarinda Park Village with shops, a Medical Centre, a Dentist, a Gym, Okami Restaurant, Cibo Café, Barton Primary School, Cranbourne West Secondary College, public transport, childcare facilities, wetlands, parklands, and freeway access making a commute to the city a breeze and Seaford Beach roughly 30 minutes away. If you are looking for an investment, the current long term tenants are keen to stay.

**\*\*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.