

197 Linsell Boulevard Bvd, Cranbourne East, VIC 3977

Leased - \$730

House 4 2 3



## LARGE MODERN 4 BEDROOM - 3 LIVING - 3 GARAGE HOUSE IN CRANBO

Nestled in the heart of Cranbourne East, this home offers a perfect blend of modern comfort and suburban convenience. This beautifully presented home is ideal for families seeking space, style, and proximity to essential amenities.

**Open for Inspection**

By Appointment.

This residence boasts a thoughtfully designed layout with multiple living areas including separate lounge room, rumpus room and home theatre room, providing ample space for both relaxation and entertainment. The open-plan kitchen in the heart of the home is equipped with quality appliances and butler's pantry seamlessly connects to the dining and living zones, creating a welcoming atmosphere for family gatherings.

There are 4 generously sized bedrooms with built in robes, including a large master suite with ensuite and huge walk in robe. The low-maintenance backyard offers a safe and secure area for children to play and for enjoying outdoor entertaining in the covered decking area.

Other features include central bathroom with shower and bath, separate toilet and additional powder room, separate laundry, ducted heating and evaporative cooling throughout, downlights, near new instantaneous hot water system, solar panels, NBN connection, tinted windows throughout, triple remote garage with internal and rear access and much more. This home is sure to impress, don't miss out!

Education & Amenities (Within 2km) - Cranbourne East Primary School - Cranbourne East Secondary College - Marnebek School ? Corrigan Road Campus (specialist education) - St Thomas the Apostle Catholic Primary School - Wilandra Rise Primary School - Birches Early Learning Centre Cranbourne East - Headstart Early Education Clyde North Shopping Centres Nearby (Within 2?3 km) - Woolworths Selandra Rise - Selandra Rise Shopping Centre - Hunt Club Village - Clyde North Lifestyle Centre - Coles Clyde North - Springhill Shopping Centre & Coles Springhill - High Street Plaza Cranbourne Lifestyle & Recreation - Royal Botanic Gardens, Cranbourne - Local parks and open spaces - Nearby sporting facilities.

RENT PER CALENDAR MONTH = \$3,172

BOND = \$3,172

### Listed By

John Deo  
Phone: (03) 9702 8388  
Mobile: 0411 873 123

