

71 BROAD OAK DRIVE CRANBOURNE EAST



## FOR SALE

### HUNT CLUB LOVE STORY BEGINS!

This Hunt Club beauty offering a wealth of contemporary details is the ideal find for the fortunate you who wants to be a walk away from all amenities and facilities a growing family needs. Be part of the esteemed Hunt Club community with this versatile abode high on living space and low on landscape maintenance to suit every stage of your lifestyle. Ideal for a young family with kids, downsizers and would make a solid investment for many years to come.

Inside the three bedrooms well isolated from the main living areas, the master has the comforts of split system air conditioning, walk-in-robe and a generous size ensuite with stylish an above-counter vessel sink. The full family bathroom with bath and a separate toilet service the other 3 bedrooms.

Step into the hallway which is wide and stylish with display enclaves fitted with downlights. This leads to the open plan family and dining space with split-system air conditioning and downlights. The kitchen with large island benchtop is complete with stylish stainless-steel appliances inclusive of a 900 mm stove, rangehood and dishwasher.

Safety and privacy are taken care of with extra grill doors, and window furnishings of curtains in bedrooms and Holland blinds in living areas. Added to your convenience and comforts are the Air conditioners, Ducted heating, in-built ducted vacuum system, a spacious laundry with workbench and large double car garage. Indoor cleaning is a breeze with the low maintenance tiling in living areas and plush carpets in bedrooms. Your gardening worries are set aside with the front garden landscaped to neatness and well-maintained backyard with fruit trees.

Located opposite the recently developed Hunt Club recreation reserve and oval, and positioned within walking distance of the Casey Race swimming and gym facility, the Casey Fields sports precinct and a large variety of indoor and outdoor sports facilities, this home will help maintain your active lifestyle. Short walk away from Cranbourne East Primary and Secondary schools, Hunt Club Children's Centre, Marnebek School and Casey Grammar School closeby.

3 BED | 2 BATH | 2 CAR

**PRICE:**  
\$555,000 - \$594,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY, MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.