



**SOLD**

## CHARMING 2BR UNIT IN GROWING CRANBOURNE NORTH

Nestled in the heart of one of Melbourne's most rapidly growing corridors, this immaculate 2-bedroom unit at 3/16-18 Phelan Drive presents an exceptional opportunity for first-home buyers, downsizers, or savvy investors seeking quality and convenience. Positioned in the thriving suburb of Cranbourne North, just 39km from Melbourne's CBD, this property combines modern living with excellent transport links and community amenities.

Step inside to discover a thoughtfully designed layout spanning 94 square meters of comfortable living space. The two generously sized bedrooms provide flexibility for family living or the perfect home office setup, while the well-appointed bathroom features quality fixtures and fittings. The open-plan living area creates a seamless flow throughout the home, perfect for both relaxation and entertaining.

Practical features enhance daily living with a single carport providing secure parking, while the 228 square meter allotment offers a manageable outdoor space ideal for those seeking low-maintenance living without compromising on privacy and space.

Location is everything, and this property delivers in spades. Cranbourne North has established itself as a premier residential destination, home to major developments including the prestigious Camden Green Estate and newer subdivisions like Sierra, Eve, and The Avenue at Casey estates. The area's continued growth and development make it an attractive proposition for long-term capital appreciation.

Families will appreciate the excellent educational opportunities within the suburb:

- Lyndhurst Secondary College and Alkira Secondary College for secondary education
- St Therese's Primary School, Courtenay Gardens Primary School, and Tulliallan Primary School for younger students
- Close proximity to quality childcare facilities throughout the area

Daily conveniences are well catered for with Thompson Parkway Shopping Centre just minutes away, featuring Woolworths supermarket, Priceline Pharmacy, and various specialty stores. For larger shopping needs, the nearby Cranbourne Homemaker Centre provides access to major national retailers and services.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$540,000

OPEN FOR INSPECTION:  
N/A



**Shagi Pathmanathan**  
0413076585

shagi@havenhillrealestate.com.au  
www.havenhillrealestate.com.au