



## FOR SALE

### SOPHISTICATED, SPACIOUS FAMILY LIVING IN PRESTIGIOUS LIVINGSTON ESTATE

This beautifully refreshed four-bedroom family home built by SJD Homes on approximately 402sqm presents an outstanding opportunity within the highly sought-after Livingston Estate — one of Cranbourne East's most desirable and family-focused communities. Combining modern comfort, practical family living and exceptional convenience, the residence enjoys close proximity to Casey Fields Sporting Precinct, Casey RACE Aquatic Centre, Shopping on Clyde and an array of quality schools, childcare centres, cafés, restaurants, parklands and public transport.

Freshly painted throughout and enhanced with LED downlighting, the home immediately impresses with its bright contemporary feel and thoughtfully designed zoned floorplan. Featuring two spacious living areas, the layout offers excellent flexibility for growing families with space for formal entertaining, relaxed everyday living, a children's retreat or work-from-home versatility.

Privately positioned at the front of the home, the master suite creates the ideal parental sanctuary and is complete with a walk-in robe and ensuite featuring stone benchtops, while the remaining bedrooms are generously sized with built-in robes and serviced by a stylish central family bathroom with stone benchtops and separate toilet.

At the heart of the home, the modern kitchen showcases stone benchtops, quality appliances, dishwasher, generous preparation space and excellent storage, all overlooking the open-plan meals and living domain designed for effortless entertaining and everyday family living.

Further enhancing the home is a double remote garage featuring epoxy flooring, internal access and valuable rear roller door drive-through access to the secure low-maintenance backyard — ideal for trailers, additional storage or practical backyard accessibility.

Additional features include ducted heating, reverse cycle split-system heating and cooling, a well-appointed laundry with direct outdoor access and a fully fenced backyard perfectly suited to children and pets.

#### Property Features

- Four spacious bedrooms, including zoned master suite with walk-in robe and stone ensuite

4 BED | 2 BATH | 2 CAR

#### PRICE:

\$700,000 - \$770,000

#### OPEN FOR INSPECTION:

N/A



**Karen Peele**

**0419430950**

karen.peele@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

# 72 Elmslie Drive, Cranbourne East



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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.