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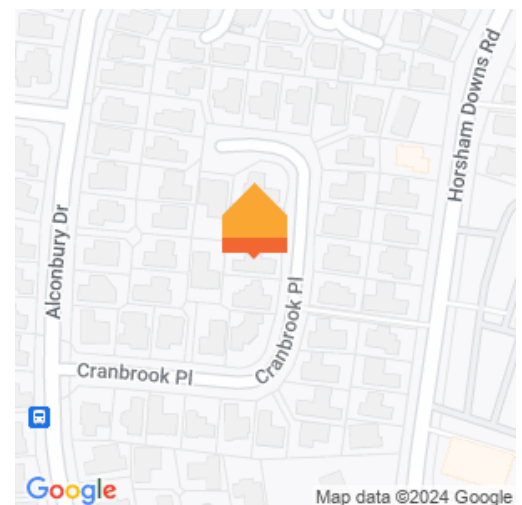


## 17 Cranbrook Place, Rototuna

4 bedrooms, 1 bathroom, 2 living areas

Presenting an affordable opportunity to engage in a highly convenient Rototuna lifestyle, this modern, easy care Rototuna home is well connected to everything the area has to offer. Immediately available, the four bedroom family home lies in an established cul-de-sac with alleyway access to the great range of retail, hospitality and services contained in the Horsham Downs and Rototuna shopping precincts. The relaxed, single level layout contains dual living zones to provide a comfortable spot for everyone to chill out. The family hub features a social kitchen with a gas hob, central island, and plenty of light and room to work. Cooks are afforded views of the street as well as the landscapes backyard. There is a good outdoor flow onto the portico and private back yard for very pleasant summer living and entertaining. A bedroom off the tiled entrance is perfectly positioned for an office. The family bedrooms are double and the master has the full complement of walk-in-robe and ensuite. Kitchen and bathrooms sit on tiled floors. Lots of creature comforts come with this sale, including DVS, central vac, full gas services (cooking, infinity hot water and heating) and a woodburner. Ready for immediate enjoyment, the home is well placed for sought after schools and transport. Call Chip or Rose direct on 8557510 to discover this brilliant family home.

Land area	620 m <sup>2</sup>
Floor size	190 m <sup>2</sup>
Rateable value	\$550,000
Rates	\$3,141.43



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