



## 1 Cranmore Avenue, Huntington

If you're in the market for a home that caters to a large family, extended family situation or even a work from home environment, then your search may be over. Welcome to 1 Cranmore Avenue in Rototuna. This well constructed beautifully maintained 243 square metre home, built by Jennian Homes has been an absolute joy to live in. . . say the current owners. The downstairs offers spacious lounge and dining along with formal living, tiled entrance foyer and extensive covered outdoor entertaining. A kitchen featuring all the modern conveniences, home office area and adjoining accommodation that's ideal for extended family B&B or perhaps a student rental featuring a double bedroom and bathroom, lounge area and kitchenette. There's a separate entrance way along with timber decking and its own carpark and hot water cylinder. Upstairs we have three bedrooms, the master bedroom with ensuite and walk in wardrobe, a stylish main bathroom with feature tiling and the remaining two double bedrooms are perfectly positioned for the afternoon sun. Overall you have the convenience of three showers and four toilets and a bathtub which is ideal for those with a large family. Outside it's all about sharing good times or perhaps relaxing with a cold drink and your favourite book. Either way the outdoor living has been designed with sunshine and shade in mind and can be enjoyed all year round. There's plenty of room for the kids to play and the section is well fenced, however there is the opportunity to extend the fencing closer to the boundary creating a larger area. Other noteworthy features include a separate laundry facility, heat pump, double glazing, alarm system, Ethernet and fibre, ceiling insulation upgrade, plenty of storage space along with double internal access garage and off street parking.



Land area	720 m <sup>2</sup>
Rateable value	\$860,000
Rates	\$4,165.10

