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Property Profile.

Private Sale

39 Volunteer Avenue **CRANBOURNE SOUTH**

Council Rates:	$2,097.67 pa	**Age of Property:**	Built 2024
Water Rates:	$740.24 pa	**Owners Corp:**	$480 pa Ph: (03) 8632 3300
Rental Appraisal:	$680 - $720 pw	**Price Range:**	$700,000 - $770,000
Land Size:	221 sqm	**Terms:**	Prefer 30-45-60-90-120 10% Deposit

Home Features: 4 Beds, 3 Bath, 2 Living, 3 Toilets, Sep Laundry, 2 Garage, 2 Extra Car Space, Balcony, Entertaining Area

Fixtures & Fittings: Contemporary 4-bedroom home, upstairs main suite with ensuite, walk-in robe & Juliet balcony overlooking the estate, distant park & sunsets. Ground-floor bedroom with semi-ensuite, 2 living areas, modern kitchen with dishwasher, timber floors, built-in robes, ducted heating, split-system cooling, courtyard, outdoor entertaining & remote double garage. Close to parks, schools & shops.



Local Schools:	Barton Primary School	3.0 km
	Cranbourne West Secondary	3.6 km
	Cranbourne South Primary	3.9 km
Local Shops:	Cranbourne Shopping Centre	5.6 km
	Woolworths	3.2 km
	Amstel Club	3.2 km
Transport:	Cranbourne Station	6.4 km
	Bus Stop – Route 791	1.3 km

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