



## 37 Bernborough Avenue Cranbourne West VIC

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Presenting a neat, tidy, and easily maintainable 3-bedroom home, this property offers all the essential elements for those looking to enter the real estate market or make a lucrative investment.

Upon entering, you are greeted by a welcoming foyer that leads seamlessly into the open plan kitchen. The cozy interior is thoughtfully designed for both comfort and privacy. Each bedroom features built-in robes and ample space to accommodate a growing family, while the spacious living area provides plenty of room for relaxation.

Conveniently situated in a peaceful and well-established neighborhood, adjacent to Bernborough Avenue Reserve, this delightful family home occupies a level plot of approximately 505sqm. With its low-maintenance lifestyle and fully fenced backyard, children can safely enjoy

**Price** : \$ 595,000  
**Land Size** : 505 sqm  
**View** : <https://www.ypa.com.au/7644540>

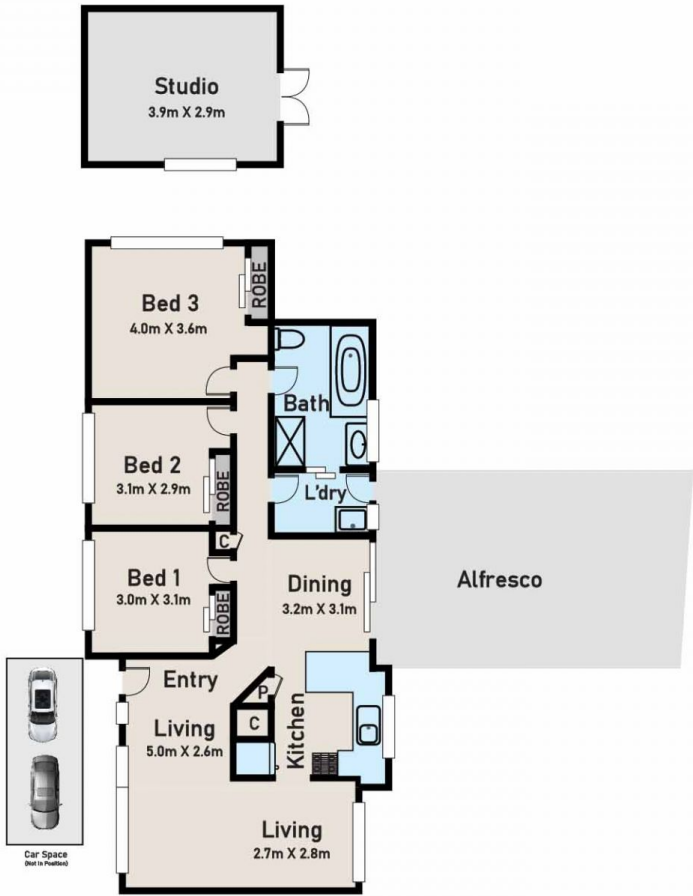


**Rajiv Ranjan**  
0413 775 214

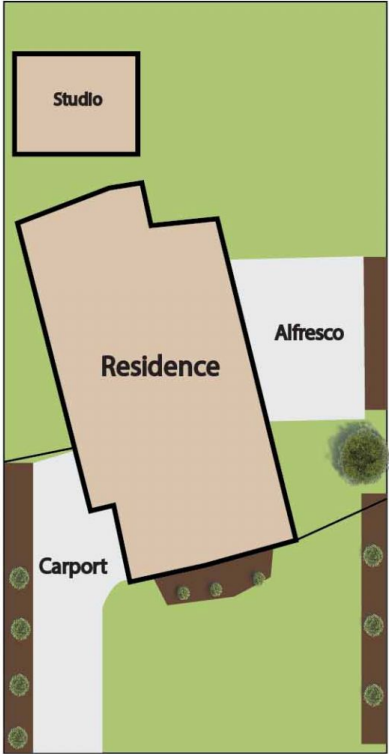


**Saqib Khanzawar**  
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### Floor Plan



### Site Plan



37 Bernborough Avenue, Cranbourne West



\* Dimensions are approximate and for illustrative purposes only