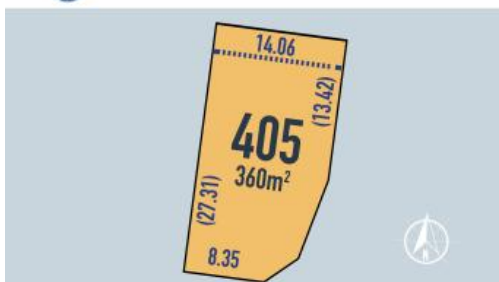




**Lot 405 Guineas Street (Sapphire Estate), Cranbourne East**



## TITLED LAND FOR SALE!

Welcome to a rare and exciting opportunity in the heart of Cranbourne East. This 360m<sup>2</sup> block, strategically located near the prestigious Casey Fields, offers the perfect canvas for your dream home.

### Key Features:

- **Size:** Spanning an expansive 360m<sup>2</sup>, this generously sized block provides ample space for your ideal residence.
- **Proximity to Casey Fields:** Enjoy the convenience of being in close proximity to Casey Fields, a renowned sports precinct offering a range of recreational facilities for a vibrant and active lifestyle.
- **Orientation:** Boasting a south-facing aspect, your future home will bask in natural light, providing a comfortable and energy-efficient living environment.
- **Titled and Ready to Build:** This block is ready and waiting for your dream home to become a reality. Save time and embark on your construction journey without delay.

### Location Highlights:

- **Cranbourne East:** A thriving suburb with a perfect blend of urban amenities and natural beauty, offering a family-friendly environment.

🏠 3 🌳 2 📏 360 m<sup>2</sup>

**Price** \$400,000 - \$420,000

**Property Type** Residential

**Property ID** 5403

**Land Area** 360 m<sup>2</sup>

**Floor Area** 14.60 m<sup>2</sup>

### Agent Details

Matthew Robins - 0434793008

### Office Details

Victorian House & Land Specialists  
8 Universal Way Cranbourne West  
VIC 3977 Australia  
03 5995 3911



- **Schools and Parks:** Benefit from nearby schools and parks, ensuring a well-rounded lifestyle for families and individuals alike.
- **Transportation:** Convenient access to major roads and public transport options, enhancing connectivity to the broader Melbourne area.

Seize this incredible opportunity to secure your piece of Cranbourne East's real estate landscape. Create the home you've always envisioned in a location that combines convenience, natural beauty, and community spirit.

Don't miss out – contact us today to explore the potential of this titled and ready-to-build 360m2 block!

Talk to **Matthew on 0434 793 008** today for more information.

Nearby amenities include:

- Shopping on Clyde
- Botanic Ridge Village
- Cranbourne Park Shopping Centre
- Casey Race
- Casey Fields Primary School and Clyde Primary School
- St. Peters College
- Cranbourne Secondary College
- Cranbourne Train Station

\*Price/information is subject to change without notice. Images are for illustration purposes only. Land is available at the time this publication was advertised (subject to availability). Please contact the sales consultant for availability & more details.

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