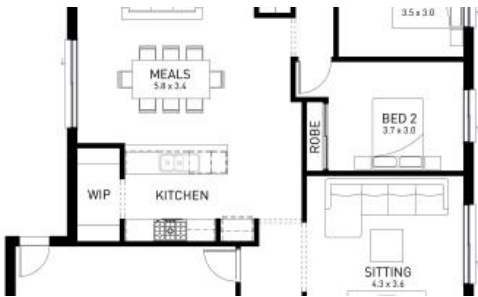




34 Dalmatian Street (Sapphire Estate), Cranbourne East



Unlock Your Future in Cranbourne East – Turnkey Home on Titled Land

Imagine living in the prestigious Sapphire Estate, Cranbourne East, where convenience meets luxury. This Turnkey House & Land Package on a 427m² Titled Land offers unbeatable value and convenience.

Why You'll Love It:

- Prime Location: Minutes to Shopping on Clyde, Selandra Rise & Cranbourne Park Shopping Centre.
- Recreation Nearby: Stay active with Casey Fields Sports Complex right around the corner and nearby Casey RACE.
- Perfect for Families: Close to parks, childcare, and top schools including Clyde Primary School, Casey Fields Primary School, Casey Grammar School, St Thomas the Apostle Catholic Primary School, and Clyde Secondary College.
- Easy Commuting: Convenient access to Cranbourne Train Station for stress-free city travel.
- Turnkey Inclusions: Introducing comfort, convenience and luxury
- Titled Land: Ready to start building your dream home now!

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Price	\$809,250 Turnkey
Property Type	Residential
Property ID	6474
Land Area	427 m ²
Floor Area	234 m ²

Agent Details

Matthew Bonnett - 0410692304

Office Details

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



First-home buyers, investors, and families – This is your moment! Contact **Matt** at **0410 692 304** today to secure your spot in Sapphire Estate!

Inclusions:

- Fixed Site Costs & Rock Removal
- 900mm Kitchen Appliances
- 20mm Caesarstone Benchtop to Kitchen/Ens/Bath
- Dishwasher
- Tiled Shower Bases
- Floor tiles to Ensuite, Bathroom, Laundry, WC, Kitchen, Meals and Entry, as per the plan.
- Carpet to non-tiled areas.
- Coats of Wattyl Paint to Internal Walls
- Blockout Roller Blinds
- 2 Split Systems to Family Room and Bedroom 1
- Gas ducted heating to Living Areas and Bedrooms
- Led Downlights to the Main Living Area
- Landscaping To Front & Rear of Property
- Plain Coloured concrete paving to Driveway, Path to Porch, Porch & Outdoor Living.
- Letterbox, Clothesline, Fencing
- Remote Control Garage Door
- Flyscreens and window locks to be installed to all openable window sashes.
- And so much more.... Please contact Matt for the full inclusion list

* Price and information are subject to change without notice. Land is available at the time this publication was advertised. Kindly enquire with the agent about availability. The price does not include community infrastructure levies imposed, or any other fees or disbursements associated with the settlement of the land. Building Construction price is subject to additional design guidelines & travel when applicable. The base price includes a standard brick façade. Images are for illustration purposes only. The house to be constructed.

(POS: Lot 618)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.