



## Cranbourne East is Calling – A Turnkey Dream Home Awaits You! Titled Land Ready to Build.

Step into a life of convenience, comfort, and modern living with this incredible Turnkey Fixed-Price House and Land Package in the prestigious Sapphire Estate, Cranbourne East.

- **Prime Location, Ideal Lifestyle:** Enjoy effortless access to Shopping on Clyde, Selandra Rise, Cranbourne Park Shopping Centre, and Botanic Ridge Village – all just minutes away!
- **Recreation at Your Doorstep:** Stay active with Casey Fields Sports Complex nearby.
- **Perfect for Families:** Parks, Childcare options and Schools are within easy reach, including Clyde Primary School, Casey Fields Primary School, Casey Grammar School, and Clyde Secondary College.
- **Connected for Convenience:** Easy city access via Cranbourne Train Station makes commuting stress-free.
- **Turnkey Inclusions:** Move in with everything you need.
- **Titled Land:** Ready to build your dream homw
- **First Home Buyers & Investors:** Ideal for first-home buyers, families, and savvy investors.

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<b>Price</b>	\$820,120 Turnkey
<b>Property Type</b>	Residential
<b>Property ID</b>	6597
<b>Land Area</b>	444 m2
<b>Floor Area</b>	235 m2

### Agent Details

Matthew Bonnett - 0410692304

### Office Details

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



Don't wait – this is your chance to own in one of Cranbourne East's most

sought-after communities!

### Included Upgrades:

- 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 plans.
- Carpet to non-tiled areas.
- Block-out Roller Blinds to Windows
- 2 Split Systems to Family Room and Bedroom 1
- Gas ducted heating to Living Areas and Bedrooms
- Led Downlights to 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

This opportunity is too good to miss. Call **Matt Bonnett at 0410 692 304** to find out more and take the first step toward your future in Sapphire Estate!

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\* 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.

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.