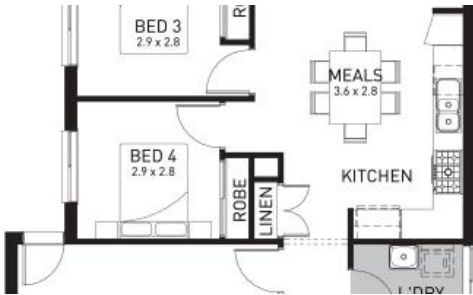




Lot 630 Dalmatian Street (Sapphire Estate), Cranbourne East



Live Where Comfort Meets Convenience – Your New Cranbourne East Address Awaits! Turnkey House & Land Package

Seize this incredible opportunity to own a Turnkey Fixed-Price House and Land Package on Titled Land - ready to build, in the heart of Cranbourne East's Sapphire Estate.

Why Choose Sapphire Estate?

- **Shopping at Your Fingertips:** Just minutes away from Shopping on Clyde, Selandra Rise, Cranbourne Park Shopping Centre, and Botanic Ridge Village.
- **Recreation Nearby:** Enjoy the outdoors with Casey Fields Sports Complex just around the corner.
- **Perfect for Families:** Surrounded by parks, schools, and childcare options, including Clyde Primary School, Casey Fields Primary School, Casey Grammar School, St Thomas the Apostle Catholic Primary School, and Clyde Secondary College.
- **Seamless City Commutes:** Convenient access to Cranbourne Train Station ensures easy travel to the city.

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Price	\$693,510 Turnkey
Property Type	Residential
Property ID	6602
Land Area	308 m ²
Floor Area	174 m ²

Agent Details

Matthew Bonnett - 0410692304

Office Details

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



This is more than just a home – it's a lifestyle upgrade in every way! Why wait? Start building your future today! Contact Matt at 0410 692 304 now to learn more and secure your piece of Sapphire Estate!

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

*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.