

Just Listed



97A Cranhaven Road, Langwarrin



## 7 STAR HOUSE FROM \$842,850 NO STAMP DUTY FOR FHB

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HOUSE IS YET TO BE CONSTRUCTED

6 MONTHS CONSTRUCTION TIME

TITLES EXPECTED IN MARCH/APRIL 2025

LAND SIZE 415 SQM

BUILD SIZE 210 SQM / 22.6 SQUARES

LAND IN PREMIUM LOCATION

- DOUBLE GLAZING WINDOWS
- 40MM STONE TO KITCHEN
- 20MM STONE TO BATHROOM & ENS
- ESTATE GUIDELINES TO BE CONFIRMED
- ROOF TILES
- 900MM APPLIANCES
- DISHWASHER
- FLOORING THROUGHOUT

Price \$842,850 NO STAMP DUTY FOR FHB

Property Type Residential

Property ID 6654

Land Area 415 m<sup>2</sup>

Floor Area 210 m<sup>2</sup>

### Agent Details

Sam Rahman - 0412300326

### Office Details

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

- HEATING AND COOLING
- DOWNLIGHTS
- FLYSCREEN TO WINDOWS
- FLY SCREEN SLIDING DOORS
- BULKHEADS TO KITCHEN CABINETS
- CAPPED REFRIGERATED WATER POINT
- DRIVEWAY , FENCING
- TILED SHOWER BASES
- PLUS MUCH MORE

BOOK IN AN APPOINTMENT TO VISIT DISPLAY TO GET A FULL BREAKDOWN OF INCLUSIONS AND EXCLUSIONS.

\*Land is available at the time this publication was advertised. Kindly enquire with agent for availability. The price does not include transfer duty, settlement costs, 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. Base price includes standard brick façade. Price/information is subject to change without notice. Images are for illustration purpose only and house is 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.