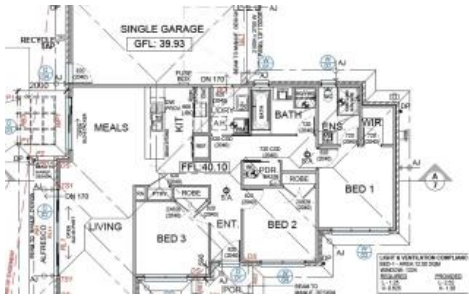




12, Caliche Place, Cranbourne East



650K - 715K FHB BRAND NEW HOME STAMP DUTY CONCESSION

BRAND NEW HOME

APRIL 2025 Completion)

Lot 12 No 6 CALICHE PLACE, CRANBOURNE EAST

This description highlights a property in Cranbourne East that offers a blend of spacious living, modern amenities, and convenient location. Here's a structured summary based on the details provided:

Property Overview:

- **Location:** Nestled in the heart of Cranbourne East
- **Bedrooms:** 3 spacious bedrooms.
 - **Master Bedroom:** Includes an ensuite bathroom and robe.
 - **Other Bedrooms:** Have built-in robes.
- **Bathrooms:** 2 in total.
- **Living Areas:** expansive living area.
- **Brand New Home**
- **Additional Features:**

🛏️ 3 🌳 2 🚗 1 📏 579 m2

Price 650K - 715K FHB Stamp
Duty concession

Property Type Residential

Property ID 6686

Land Area 579 m2

Floor Area 145.57 m2

Agent Details

Sam Rahman - 0412300326

Office Details

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

- High-quality appliances.
- Ducted heating.
- Cooling.
- Single car garage

● **Location Benefits:**

- Close proximity to amenities such as schools, medical centers, public transport, shopping center, highways, sporting facilities, cafes, and restaurants.
- Easy access to major roads including the M1 Freeway and South Gippsland Hwy.

Sale Details:

- **Chattels:** Includes all fittings and fixtures as inspected.
- **Deposit Terms:** 5/10% of the purchase price.
- **Preferred Settlement:** 30/60/90/120 days.
- **Disclaimer:** Dimensions are approximate. Prospective buyers are advised to conduct due diligence.

Conclusion: This property is positioned as an ideal family home, offering ample space, modern comforts, and a convenient lifestyle with easy access to essential amenities and transportation links. The description aims to attract potential buyers by highlighting both the property's features and its strategic location in Cranbourne East.

THIS PROPERTY HAS BEEN VIRTUALLY STAGED

PHOTO ID REQUIRED AT OPEN HOMES

DISCLAIMER: All stated dimensions in the content and photos are approximate only. Due diligence checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>. For more Real Estate contact VHLS. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.

IMAGES ARE FOR ILLUSTRATION PURPOSE ONLY.

PARTICULAR PROPERTY PHOTOS COMING SOON

BOOK A TIME WITH SAM RAHMAN 0412300326 FOR INSPECTION

upon their own inquiries in order to determine whether or not this information is in fact accurate.