

Just Listed



Lot 506 Vizsla Street (Sapphire Estate), Cranbourne East



### Turnkey Fixed Price House & Land Package. Titled Land – Build Your Future in Cranbourne East!

Step confidently into homeownership or investment with this Turnkey Fixed Price House & Land Package located in the highly sought-after Sapphire Estate, Cranbourne East. With Titled Land ready to build, this is your golden opportunity to start building your dream home straight away

Perfect for first-home buyers, growing families, smart investors, and downsizers seeking comfort and convenience – this package delivers exceptional value in one of Melbourne’s most vibrant and rapidly growing communities.

#### Why You'll Love This Property:

- Top Location for Everyday Living: Minutes to Shopping on Clyde, Selandra Rise, Cranbourne Park Shopping Centre, and Botanic Ridge Village.
- A Family-Friendly Neighbourhood: Surrounded by parks, playgrounds, and walking trails.
- Recreation & Fitness: Enjoy easy access to Casey Fields Sports Complex and Casey RACE aquatic centre.
- Excellent Education Options: Close to Clyde Primary School, St Thomas the Apostle Catholic Primary School, Casey Fields Primary, Clyde Secondary College, and Casey Grammar School.
- Quick Commute: Cranbourne Train Station nearby for smooth travel to the

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| <b>Price</b>         | \$805,200 Turnkey |
| <b>Property Type</b> | Residential       |
| <b>Property ID</b>   | 6740              |
| <b>Land Area</b>     | 420 m2            |
| <b>Floor Area</b>    | 2,183.15 m2       |

#### Agent Details

Matthew Bonnett - 0410692304

#### Office Details

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



CBD.

Enquire now – this won't last long! Call Matt today on 0410 692 304 and secure your future in Sapphire Estate.

**Included Upgrades:**

- Fixed Site Costs & Rock Removal
- 900mm Technika Bellissimo 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

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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 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.