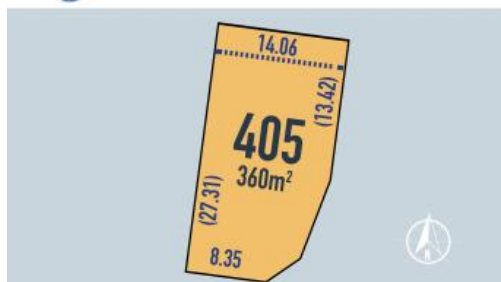




Lot 405 Guineas Street (Sapphire Estate), Cranbourne East



TITLED LAND FOR SALE!

Welcome to a rare and exciting opportunity in the heart of Cranbourne East. This 360m² block, strategically located near the prestigious Casey Fields, offers the perfect canvas for your dream home.

Key Features:

- **Size:** Spanning an expansive 360m², this generously sized block provides ample space for your ideal residence.
- **Proximity to Casey Fields:** Enjoy the convenience of being in close proximity to Casey Fields, a renowned sports precinct offering a range of recreational facilities for a vibrant and active lifestyle.
- **Orientation:** Boasting a south-facing aspect, your future home will bask in natural light, providing a comfortable and energy-efficient living environment.
- **Titled and Ready to Build:** This block is ready and waiting for your dream home to become a reality. Save time and embark on your construction journey without delay.

Location Highlights:

- **Cranbourne East:** A thriving suburb with a perfect blend of urban amenities and natural beauty, offering a family-friendly environment.

3 2 360 m²

Price \$400,000 - \$420,000

Property Type Residential

Property ID 5403

Land Area 360 m²

Floor Area 14.60 m²

Agent Details

Matthew Robins - 0434793008

Office Details

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



- **Schools and Parks:** Benefit from nearby schools and parks, ensuring a well-rounded lifestyle for families and individuals alike.
- **Transportation:** Convenient access to major roads and public transport options, enhancing connectivity to the broader Melbourne area.

Seize this incredible opportunity to secure your piece of Cranbourne East's real estate landscape. Create the home you've always envisioned in a location that combines convenience, natural beauty, and community spirit.

Don't miss out – contact us today to explore the potential of this titled and ready-to-build 360m2 block!

Talk to **Matthew on 0434 793 008** today for more information.

Nearby amenities include:

- Shopping on Clyde
- Botanic Ridge Village
- Cranbourne Park Shopping Centre
- Casey Race
- Casey Fields Primary School and Clyde Primary School
- St. Peters College
- Cranbourne Secondary College
- Cranbourne Train Station

*Price/information is subject to change without notice. Images are for illustration purposes only. Land is available at the time this publication was advertised (subject to availability). Please contact the sales consultant for availability & more details.

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.