

Just Listed



45 Guru Blvd, Lynbrook



**725K-745K FHB NO STAMP DUTY FOR FHB**

LAND OPTION IN LYNBROOK GREENS

HOUSE IS YET TO BE CONSTRUCTED

TITLED HOUSE AND LAND OPTION IN LYNBROOK

INTERNAL IMAGES ARE FOR ILLUSTRATION

LAND SIZE 327 SQM

BUILD SIZE 180 SQM / 19.4 SQUARES

TITLED 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

4 2 2 327 m2

Price 725K-745K FHB NO  
STAMP DUTY FOR FHB

Property Residential  
Type

Property 6760  
ID

Land 327 m2  
Area

Floor 180 m2  
Area

**Agent Details**

Sam Rahman - 0412300326

**Office Details**

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

- FLOORING THROUGHOUT
- HEATING AND COOLING
- DOWNLIGHTS
- FLYSCREEN TO WINDOWS
- FLY SCREEN SLIDING DOORS
- BULKHEADS TO KITCHEN CABINETS
- CAPPED REFRIGERATED WATER POINT
- EXPOSED DRIVEWAY
- STANDARD FACADES
- 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.