



36 OCTAGONAL ST, Cranbourne East



700K - 750K NO STAMP DUTY FOR FHB

4 **2** **2** **378 m2**

Off The Plan Offering

5/10% Deposit With Balance at Completion.

No Progress Payments

EXPECTED COMPLETION JULY/AUGUST 2025

THIS HOUSE IS UNDER CONSTRUCTION

LAND SIZE 378 SQM

BUILD SIZE 180 SQM

- DOUBLE GLAZING WINDOWS
- 40MM STONE TO KITCHEN
- 20MM STONE TO BATHROOM & ENS
- 900MM APPLIANCES
- DISHWASHER
- FLOORING THROUGHOUT
- HEATING AND COOLING

**700K - 750K NO STAMP
DUTY FOR FHB Off the
plan**

**Property
Type** Residential

**Property
ID** 6852

**Land
Area** 378 m2

**Floor
Area** 180 m2

Agent Details

Sam Rahman - 0412300326

Office Details

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

- DOWNLIGHTS
- FLYSCREEN TO WINDOWS
- FLY SCREEN SLIDING DOORS
- BULKHEADS TO KITCHEN CABINETS
- CAPPED REFRIGERATED WATER POINT
- EXPOSED DRIVEWAY
- 7 STAR HOME
- 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.