

41 Vizzini Street, Cranbourne East, Vic 3977

House For Sale

Saturday, 11 May 2024



TURNKEY

41 Vizzini Street, Cranbourne East, Vic 3977

Bedrooms: 4

Bathrooms: 2

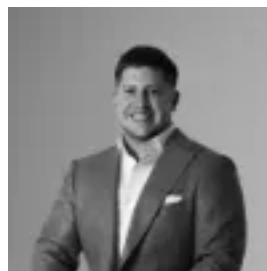
Parkings: 2

Area: 356 m2

Type: House



Adam Keleher
1300008524



Justin Engelke
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\$789,400 - Turnkey, Titled Ready to Build

We choose to include everything in our Turnkey Home and Land Packages, so surprises, no gimmicks the way it should be.- A fixed price, with move-in ready inclusions inside and out! - This Turnkey package includes:- Up front fixed price site costs. (This is critical when buying)- Landscaping to front: Includes a dripper irrigation system with a battery operated timer so no need to worry about time consuming maintenance. - Rear landscaping: Includes mulched garden beds with trees or plants to rear boundary, turf and topping to remainder of the land to rear and side boundaries with a dripper system connected to the tap. - Fencing: Full share fencing to sides and rear boundaries as well as a side gate to comply with the developers guidelines. - Coloured concrete driveway. - Fold away clothesline with a coloured concrete pad. - Concrete letterbox to suit house type and meet the design guidelines of the estate. - Timber Laminate Flooring and Carpet, and tiles to wet areas. - Heating and Cooling- Hollands blinds throughout - Flyscreens to all windows - Sliding flywire doors x 2- Stainless steel 900mm Kitchen appliances- Higher ceilings- Stainless dishwasher - Stone benchtops to kitchen - Tiled shower bases - Downlights - Alarm system including sensors and keypad to entry- Bushfire Attack 12.5 if required- A re-establishment survey of the block if required- Gold, Black or Chrome tapware to kitchen- Council infrastructure levy if required- Brickwork above all windows and doors i.l.o FC Sheet (excludes above garage door)- Facade render when required for Developer Approval- All Developer requirements- Temporary fencing during build- All Occupational Health & Safety build requirements

Ortus Estate, strategically located in the dynamic City of Casey, offers an idyllic setting that combines suburban tranquillity with the conveniences of urban living, making it a prime choice for homeowners and investors alike. Here's why Ortus Estate is set to become the ideal place to buy and live:

Comprehensive Local Amenities: Just moments away, residents can access the Cranbourne Shopping Centre for all their retail needs, Casey Fields for sports and outdoor activities, and numerous educational institutions including Casey Grammar School and Cranbourne Primary School.

Health and Wellness Facilities: Ortus Estate is near several health care facilities, including the Cranbourne Integrated Care Centre and Cranbourne Park Family Care Clinic, ensuring that residents' health and wellness needs are met conveniently.

Recreational and Leisure Activities: The estate is surrounded by recreational venues such as the Cranbourne Racecourse and Turf Club, Ranfurly Golf Club, and the Royal Botanic Gardens, offering diverse options for leisure and entertainment.

Educational Excellence: In addition to nearby schools, the estate benefits from proximity to specialized educational centers like the Bluebird Early Education center and Casey Fields Primary School, fostering a strong educational environment for children.

Sports and Community Engagement: Sports enthusiasts will appreciate the close proximity to facilities like the Cranbourne Football Netball Club and Casey Race, ideal for fostering community spirit and physical fitness.

Transport and Accessibility: The future Cranbourne East Station and existing Cranbourne Station ensure excellent connectivity to Melbourne CBD and beyond, enhancing the appeal for daily commuters.

Natural Beauty and Green Spaces: Residents can enjoy the serene environment of the nearby Royal Botanic Gardens, Cranbourne, and various landscaped parks within the community, perfect for family outings and personal relaxation.

Investment Opportunity: With the estate's strategic location, modern amenities, and the ongoing development in the area, Ortus Estate presents a lucrative opportunity for capital appreciation and investment.

Experience our 3 Step New Home Process:

- 1. Meet & Brief -** We get to know you and understand your new home goals, then we get to work.
- 2. Options -** We ensure this design or another meets your needs perfectly and refine designs from our panel of builders. We share with you which estates are currently representing the best value whilst offering capital growth potential and best livability and source the best block for you.
- 3. Solution -** We show you a display home with full "as displayed" turnkey inclusions and then price your build with "as displayed" turnkey inclusions inside and out, and fix the price. The way it should be! Avoid expensive mistakes and enjoy a new way of building. Reach out for more info.