

# 75 Langers Circuit, Cranbourne, Vic 3977

## House For Sale

Monday, 10 June 2024



75 Langers Circuit, Cranbourne, Vic 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 362 m2

Type: House



Pratap Singh  
0421035533

## **\$669,500 Full Turnkey + Ready to Build!!!**

If you are Sick and Tired of RENTING and Thinking of Purchasing in Canopy at Amstel Cranbourne - Master planned community. Perfect Block in Prime Location - Smart & Stunning Home design - Full Turnkey Inclusions - No Shocks, Surprises and Hidden Cost. STUNNING and SMART design is THE BEST BUY OF ALL TIMES, its PRACTICAL design utilises a central area that includes the kitchen, dining and living spaces. While its hallway creates a clever separation between the main living areas and the bedrooms. Master bedroom is positioned in the front of the home to see who is coming and going from your house and to have a good view of what's happening in the neighbourhood. This home comes with 3BED - 2BATH - LIVING - DOUBLE GARAGE. 4 Facades Included as standard. 4 Floor Plan to choose from if this doesn't suit. FULL TURNKEY INCLUSIONS Guaranteed 100% Fixed Site cost Included Developers and Council Requirements Flooring throughout 2590 Ceiling height 900 Kitchen Appliances Double Glazed Window and Sliding Doors. Glass splash back to Kitchen 20mm Stone throughout Kitchen, Bathroom and Ensuite Recessed Tiled Shower bases to Ensuite & Bathroom Tiled shower niche to showers Down lights throughout Dishwasher 870mm Wide Internal Hinged Door to Bedrooms Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster. Evaporative cooling. Gas Ducted heating to Living areas and Bedrooms. (Excluding Wet Areas) Front & Rear Landscaping Driveway Fencing Blinds Fold out Clothesline to Rear Yard 7 Star energy rating included. Brick Infills to all Windows and Doors. Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point. Letter box and Much More. WHY BUY THIS HOME AND LAND PACKAGE This is a Fixed Price House & Land Package guaranteed! NO SHOCKS / SURPRISES and HIDDEN COST for peace of mind. Property Investor and Owner occupier Pay stamp ONLY on the Land Value NOT the package price. ( GREAT SAVINGS) SUBJECT TO FINANCE Available. Take Advantage of the \$10,000 First Home Owners Grant. (FHOG) The land is TITLED READY TO BUILD. BUILDING will give you the BEST LIFESTYLE your budget can afford by letting you spend your budget on the areas of your home that will bring you the most happiness. ( THAT NEW FEEL). More ENERGY - EFFICIENT and MODERN FEATURES. NO Headache of Maintenance and Repairs. Home on Display. Fixed Price Contract Available for signing within 7 days. This is a House and Land package not Constructed Yet. Deal with ONE DEDICATED CONSULTANT throughout the whole process from initial deposit to handover for regular updates. Don't See Your Perfect Package ? Contact Pat on 0421035533 today to get a Customised Package. PICK UP THE PHONE AND BOOK APPOINTMENT WITH "PAT 0421035533 " TO LEARN MORE ABOUT THE PACKAGE OR FOR A WALK THROUGH TO VIEW OUR FULL TURNKEY HOMES. Please Note: Facades is not included and used for illustrative purpose only. Price does not include any stamp duty, government, legal or bank charges. The land was available at time of advertising. \$10,000 First home buyer is deducted from the advertised price.