

**8 Prunus Crescent, Fraser Rise, Vic 3336**

**Residential Land For Sale**

Friday, 15 March 2024



8 Prunus Crescent, Fraser Rise, Vic 3336

Area: 448 m2

Type: Residential Land



Erfan Ramezani  
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Marcus De Giusti  
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**\$400,000 - \$440,000**

Introducing 8 Prunus Crescent, a blank canvas ready for your dream Home. Nestled in the vibrant Botania Estate community, this expansive 448m<sup>2</sup> (approx) plot of land offers an outstanding opportunity to create your ideal living space or embark on a savvy investment venture. Located in Melbourne's thriving western suburbs, Fraser Rise provides an abundance of essential amenities right at your fingertips. Benefit from the convenience of esteemed educational institutions such as Springside Primary and Springside West Secondary Schools, ensuring a top-tier education for your family. With seamless access to major thoroughfares like Melton Highway and the Western Freeway, commuting becomes effortless, enhancing your daily lifestyle. Immerse yourself in a lively retail scene with numerous shopping centers nearby, offering a diverse range of retail options to suit your needs. Positioned just 25km from Melbourne's city center and a comfortable 27km from Melbourne Airport, this location strikes the perfect balance between urban accessibility and suburban tranquility. Don't let this opportunity slip away – whether you're envisioning a family sanctuary or a lucrative investment property, seize this moment to shape your future.