

# Lot 1615 Langer Circuit, Cranbourne, Vic 3977

## House For Sale

Thursday, 6 June 2024



Lot 1615 Langer Circuit, Cranbourne, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 353 m2

Type: House



Paul Bewicke  
0400757832



Bec Straub  
0390958000

**\$734,140**

On offer in this House and Land Package is the wonderful Capri 222 located in the Canopy Estate, Cranbourne. The Capri is a 22SQ home that has many wonderful features. The Capri features four bedrooms, 2 bathrooms, rumpus room and open plan kitchen, dining & living outdoor living & double garage. Also Includes our Kitchen Pack • Overhead cupboards with finger grips • 20mm stone benchtops • Dishwasher • Pot drawers • Microwave provision • Water connection to fridge

With this House and Land Package, you will receive all the wonderful SJD Haven Range Inclusions: Choice of 5 facades & four external color palettes • Aluminium double glazed awning windows including fibreglass flyscreens • Colorbond fascia and gutters Plaster lined porch areas • Double glazed sliding doors to meals and laundry area • Brick piers to alfresco (design specific) • Front and rear tap • Bricks from Haven Colour Palettes Natural mortar colour • Cement roof tiles from Haven Colour Palettes • Garage under roofline with concrete floor and plaster ceiling and walls • Colorbond panel lift door Timber infill above garage door • Remote controlled garage door access with 1 wall mount and 2 handset controller • Insulation Wall - Salsation and R2.5 batts to all external walls (excluding garage) • Ceiling: R5 batts to dwelling and garage ceiling (excluding porch and outdoor areas) Choice of four internal color palettes • 2440mm ceilings to dwelling • Flush panel doors 2040mm high throughout • Quality metal lever door furniture • Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific) • 75mm cove cornice

**KITCHEN** • Stainless steel appliances: 900mm upright oven and cooktop 900mm canopy rangehood • Dishwasher provision with plumbing connections • Tiled splashback behind cooktop bench 1 3/4 bowl stainless steel sink with flickmixer tap Laminated doors (square edge) • Postformed laminated benchtops • Built in pantry or walk in pantry (design specific) • Soft close to doors and drawers

**LAUNDRY** • Built in linen cupboard to laundry (design specific) • Free standing laundry tub and cabinet

**BATHROOM/ ENSUITE** • Ceramic basins Stainless steel flickmixer taps • Flush tiled shower bases Semi frameless pivot screens • Mirrors over vanities with polished edge • Dual flush toilet suites • Soft close to doors and drawers • Quality Flooring Throughout • **HOT WATER SERVICE** 302L hot water heat pump- Generous site cost allowance... AND SO MUCH MORE! \* Please Note: This is a House and Land Package, and the home has not yet been established, nor is it under construction \* Disclaimers: Price & availability are subject to change without notice. The land was available at time of advertising. Images are a guide only & subject to final developer approval, site costs are estimates and may vary subject to final working drawings/engineering.