

# Lot 1615 Langer Circuit (Canopy Estate), Cranbourne, Vic 3977

## House For Sale

Tuesday, 21 May 2024



Lot 1615 Langer Circuit (Canopy Estate), Cranbourne, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 353 m2

Type: House



Syed Askar

0404041655

## \$671K H&L

Quality House & Land presents New DISPLAY HOMES (AFFORDABLE LIVING) at 21 Snead St, Cranbourne (Off Cranbourne-Frankston Rd, next to Amstel Golf Course). Please call – Syed Askar - 0404 041 655. Quality House & Land - CUSTOMISE our designs to suit your lifestyle and needs. Quality House & Land - LOW DEPOSIT paid today and no more to pay until slab stage. Quality House & Land – Syed will guide you FROM THE START TILL THE END of construction.

House Design – Heidi This House & Land Package Includes: APPLIANCES ☑ Stainless Steel 900mm Under-bench Oven ☑ Stainless Steel 900mm Canopy Rangehood ☑ Stainless Steel 900mm Hotplates KITCHEN ☑ 20mm Stone Benchtops • Bin Drawer ☑ Dishwasher & Microwave Space ☑ Melamine Kitchen and Vanities • Soft Close Doors & Drawers • 1 Bank of 4 Cutlery Drawers • Overhead Cupboards – Includes 2 Shelves & Bulkhead Above ☑ Custom Made Breakfast Bar ☑ Overhead Cupboards BATHROOM, ENS & WC • Tiled Shower Bases • Benchtop – 20mm Stone ☑ 900 x 900 Shower to Bathroom & Ensuite ☑ Clear and pivot shower screens • Tapware Vanity Basins – Square Profile Flick Mixer ☑ Mirrors in ensuite and bathroom • Vanity Basins - Square Modern ☑ Exhaust fans to bathroom and ensuite • Tapware Showers – Handheld with Wall Mixer ELECTRICAL • 3.5kw Solar Power • Lights – Internal Batten Throughout • External Exits – Batten Light X 1 to Front Porch, Laundry, Rear Garage Door & Alfresco/Glass Sliding Door • Power Points – Internal Double Throughout • Light Switch Plate – Choice of 4 Colours • Exhaust Fan – Modern Square S/S Look • Garage – Batten Light X 1, Double Power Point X 1 to Wall & Single Power Point to Ceiling X 1 FACADE ☑ Render to Garage Front & Piers • Garage - Colourbond Sectional Panel Lift Door with 3 Remote Controls FLOORING • Choice of Tiles or Timber Laminate – Entry, Kitchen, Family, Meals, All Wet Areas & Includes Matching Tiled Skirting • Carpet – Rest of Home HOT WATER SERVICE • Instantaneous Hot Water Unit • Grey-Water connection to Toilets & Laundry where available HEATING • Ducted Heating up to 7 Points WINDOWS • Aluminium Windows Throughout • Locks - All Operable Windows • Flyscreens – All Operable Windows ADDITIONAL ITEMS • 10 Years Structural Guarantee • 12 Weeks Defect Period • Insulation as per 7 star energy rating report • Termite Protection Alternate facade and floor plan options are available. Disclaimer - This proposed home and land package is yet to be constructed and is subject to engineering plans, developer's approval (if required) and may need to be altered to comply with estate covenants. The price is based off our standard design, included standard/premium façade and preferred siting. Images are indicative only. Floor plans and specifications may be varied and Quality House & Land reserves the right to amend pricing, inclusions, and promotions without notice.