

**14 Rosalie Ave, Cranbourne, VIC, 3977**



**House For Sale**

Monday, 18 November 2024

14 Rosalie Ave, Cranbourne, VIC, 3977

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Unmissable Development Opportunity in the Heart of Cranbourne - Perfect for Builders, Investors, and First Home Buyers!**

This exceptional 700m<sup>2</sup> (approx.) property in one of Cranbourne's most sought-after areas is a dream come true for savvy developers, investors, and first home buyers eager for convenience and lifestyle! Surrounded by top-notch amenities, schools, and vibrant shopping hubs, this location ticks all the boxes for high-demand appeal.

Note: If you are looking to invest in this Townhouse Development Opportunity, please contact us for a feasibility summary and the right builder for the project.

### Standout Features You'll Love:

-Approved Plans & Permits Ready to Go! - Hit the ground running with pre-approved plans for four stunning townhouses, each featuring:

- 2-3 spacious bedrooms
- A convenient study in select two-bedroom designs
- Stylish downstairs powder room
- Open plan living and modern kitchens perfect for entertaining
- Private courtyard gardens to enjoy seamless indoor-outdoor living

-Prime Location for Growth & Returns - Positioned along a bustling road in Melbourne's thriving Southeast growth corridor, this site is backed by established infrastructure, making it a smart investment poised for strong future gains.

- 1.3 KM to Cranbourne Station
- 2.4 KM to Cranbourne Park Shopping Centre
- 3 mins Walk to the Bus Stop

With Cranbourne's booming growth and expanding infrastructure, this property is a golden opportunity to secure your stake in a high-growth area. Don't miss your chance to capitalize on Cranbourne's exciting future - act now to secure this prime development opportunity!

Chattels: All fittings and fixtures as inspected.

Deposit Terms: 5 % or 10% of the purchase price

Preferred Settlement: 30/60/90 Days.

For inquiries or further details, contact:

PRD Berwick

Nick Kaura: 0415 551 303

Kim Soekirno: 0406 604 411

Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.