



Lot 601, Vizsla Street  
Cranbourne East 3977

**SPECS**

by



**Victorian  
House & Land**  
Specialists

# Lot 601 - Vizsla Street



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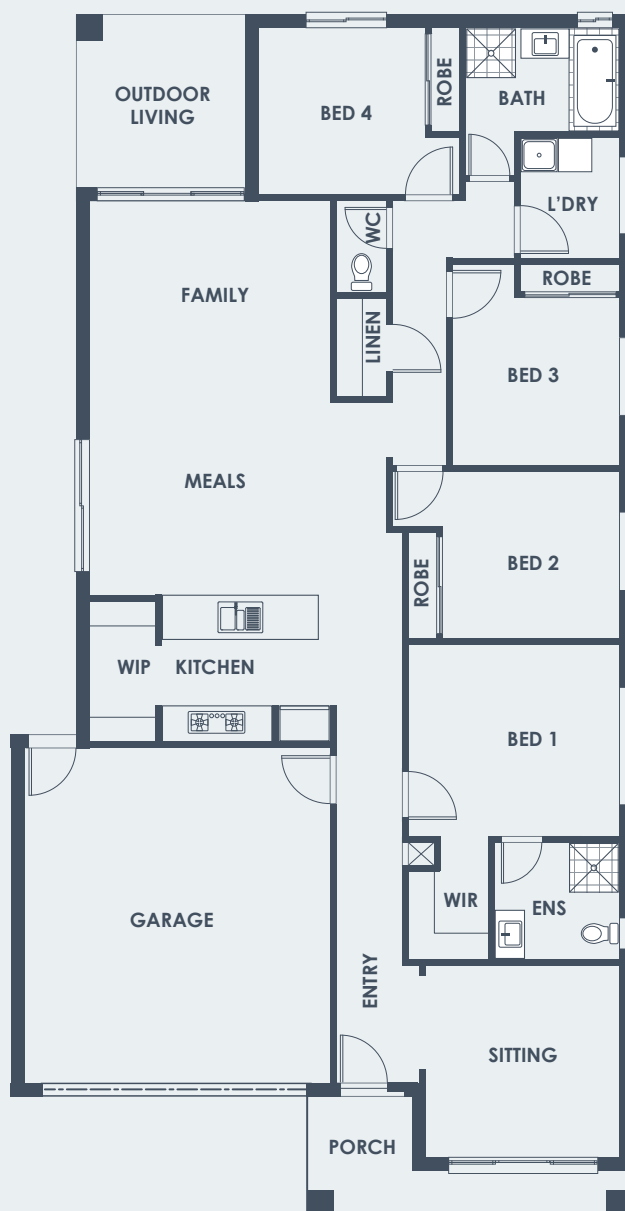
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2



2



## Areas

Ground Floor:	160.48m <sup>2</sup>
Garage:	36.00m <sup>2</sup>
Porch:	7.22m <sup>2</sup>
Outdoor Living:	9.36m <sup>2</sup>
<b>Total:</b>	<b>213.06m<sup>2</sup></b>





# Sapphire Estate



\* Subject to site costs and guidelines. Conditions apply.

18<sup>th</sup> December 2024

To Whom It May Concern,

**Re: Lot 601 - Vizsla Street Cranbourne East**

Thank you for the opportunity you have given our company to discuss the above-mentioned property and provide you with a current market appraisal.

Many aspects of the property were noted and considered in our market estimation with location and facilities being among the many factors that make up how much a property will rent for in today's market.

We are confident in renting the property for \$640.00 - \$660.00 per week based on the current market and comparable listings.

If you have any further questions, please feel free to contact me on 0423 207 437.

We look forward to hearing from you soon and being of service.

Yours sincerely,



**Courtney Shaw**  
Rental Department Manager

**DISCLAIMER** – This appraisal has been prepared solely for the information of the client and not for any other party. This is a current rental market appraisal and subject to change depending on the market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not to be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in anyway. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company.







# Sapphire Estate

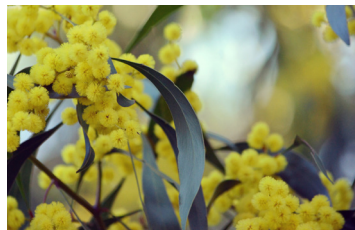


## Happiness at Your Doorstep!

Located in the heart of one Melbourne's picturesque suburbs, Cranbourne East, Sapphire Estate is offering a unique blend of city and suburban living. With all the amenities located at your doorstep, spend time with your loved ones in a place you can truly call home.

Sapphire Estate offers you an opportunity to build a new home that is affordable and with the open spaces, it is surrounded by parks for you and your family to take walks, play and explore.

With over 165 lots of varying sizes, we will surely meet the needs of every individual family. Begin the next chapter of your life in a house that is a true representation of your ideal home.







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Disclaimer: All information (including but not limited to the property area, floor size, price, address, titles registration and general property description) provided as a convenience to you. Images are artists' impressions and for illustrative purposes only. Plans, illustrations, images and information are indicative depictions for presentation purposes only and are believed to be correct at the time of publishing, but may change at any time, is subject to availability and Developer/Vendor acceptance and approval. Information provided should not be relied upon and purchasers should undertake their own due diligence and seek legal advice in respect of any property or the information about the property.