

CANOPY IN A KLAS OF ITS OWN

LOCATED on the grounds of the former Amstel Golf Course in Melbourne's southeast, the unique landmark address of Canopy presents exciting opportunities for new home buyers.

A new community, set to become a sustainable living environment surrounded by quality design, energy efficient homes, native landscaping, stunning outlooks and natural streetscapes, Canopy makes an impressive statement.

Set to be released in the next few weeks, the Klass Release (Stage 3A) at Canopy presents the rare opportunity of large sought-after family focused lots and the convenience of an abundance of local amenity.

A chance to build a brand-new home, complemented by an impressive landscape backdrop, while also enjoying the convenience of established amenity and infrastructure close at hand, doesn't come along very often.

Time to stretch out, make the most of outdoor living and embrace a truly idyllic family lifestyle surrounded by natural beauty.

With exceptional future recreation and abundant open space, life at Canopy means leaving the car at home and exploring nature.

With connections to public transport and nearby major arterials, and easy access to central Melbourne and Dandenong, Canopy is placed at the heart of connectivity.

Growing families are well catered for, with eight primary schools and six secondary colleges in the immediate area, plus quality shopping, local cafes, and an abundance



of recreation attractions - from the moment they move in.

Buyers in the Klass release will experience a wonderland of established trees and open space in the nearby Canopy Grove, while exploring the future meandering paths through the bordering wetland reserves.

With lot sizes up to 864 square metres available soon, high interest in this release is expected.

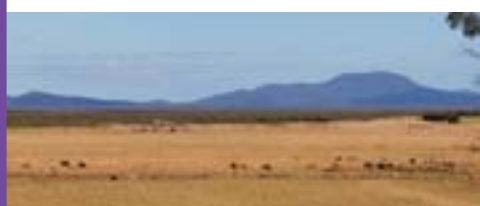
To find out more about this exciting release visit www.canopyamstel.com.au or the sales office at 1000 Cranbourne-Frankston Road, Cranbourne. ●



HOME ESSENTIALS

Address: Sales office at 1000 Cranbourne-Frankston Road, Cranbourne

Contact: VISIT WWW.CANOPYAMSTEL.COM.AU



Foster \$490-539K

3 2 4

277 Fullers Road

The stunning uninterrupted views of Wilson's Promontory straight from your lounge room window and back balcony have to be seen to be appreciated. This beautiful 2.5 acre property currently operates successfully as Air BnB accommodation and generates a healthy income of \$1,000 per week in peak season with a consistently high occupancy rate. This would appeal to the shrewd investor, but it may also be ideal as your own little private paradise to relocate to.

Over 2 levels this spacious home offers 2 separate living areas, all with lovely views from wrap around balconies, as well as a modern kitchen with butlers pantry and an electric oversized stainless steel oven plus a huge Rayburn combustion stove, which comfortably and cheaply heats the whole house in winter. The 3 massive bedrooms are all well equipped with walk in and build in robes as well as direct access to private bathrooms and a powder room.

A 3 KW solar system provides cheap electricity and boosts the hot water supply, and the 2 reverse cycle air conditioners combined with large double glazed windows keep the interior cool in summer and warm in winter. There is a double garage as well as a studio for entertaining.

This property is surrounded by beautiful gardens featuring drought tolerant plants and fruit trees and is very centrally located to the Foster township. Just a short 2.5 hour drive from inner city Melbourne it could become your new holiday retreat or a reliable income spinner. The choice is yours but be quick - this one will not last long! Inspect by private appointment only.

Contact:

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SEJ Real Estate

GIPPSLAND'S RENOWNED "NEERIM VIEWS"

100 SAWYER ROAD NEERIM SOUTH

"Neerim Views" a 312 acre district showplace grazing property is now available for buyers seeking the "best of the best". This is one of the most picturesque & productive properties in West Gippsland. Reliable water supply from permanent Red Hill Creek & the properties' own 4acre, 26ft deep lake with a 16meg licence. Excellent infrastructure. Character filled double storey home of high standards & the best in fittings & presentation, set amidst very impressive 4acres of park like gardens. Views from this gem are magical.

\$3,400,000

View property and more details at www.sej.com.au

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www.sej.com.au

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AUCTION

25 Carnarvon Street Lang Lang
Saturday 19th May, 2018 12.30pm Onsite
PRETTY AS A PICTURE

This federation home has many features, high battic pine lined cell & flooring. 3 bdms BIRs & c/fans. 3rd bdrm and formal lounge, ornate f/plates & feat cornice. Rev cycle s/s renov kitch, timber benches, s/s gas oven, h/plates, d/w, ceramic floor tiles and r/hood. Claw foot bath, shwr & ped basin. French doors lead to decked o/door entertain area under shady trees. Rear access to Steel lockup garage.

OF: Wed 5.00pm - 5.30pm Sat 12.00pm - 12.30pm
Terms: 10% Dep Bal in 30 Days
Contact: Brian McIntosh 0407868909
Shop 5/275 Station St, Koo Wee Rup

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