

Display for Sale



Crompton 29

\$1,050,000 - \$1,120,000



Canopy Estate

45 Snead Boulevard, Cranbourne, 3977

Lot Size: 558m²

Discover the perfect blend of modern elegance and functional design in this exceptional property. Boasting 4 bedrooms, 2 stylish bathrooms, 3 generous living rooms and a 2-car garage, it offers ample space for the growing family.

The master suite is uniquely positioned behind the elegant formal lounge, towards the front of the home, but not visible from the street. You'll love the wide, dual basin vanity, oversized shower and generous walk-in 'robe.

The kitchen is a chef's dream with its large island bench, walk-in pantry, Caesarstone benchtops and textured tile splashback. Overlooking the meals and living, and out to the alfresco, this open plan zone will become home to precious family moments and memories made entertaining friends.

Premium features abound, including extra heavy-duty carpet with superior underlay for ultimate comfort, stunning engineered timber flooring to the main living areas and entry, and luxury window finishes throughout. Relish in the inclusion of a zoned alarm system, downlights and pendant lights, as well as TVs to the living and theatre rooms! Outside, the landscaped gardens with timed irrigation and exposed aggregate driveway and paths make it easy to maintain an impressive exterior. The decked alfresco area with ceiling fan invites you to relax and enjoy outdoor living.

This property encompasses a lifestyle of both comfort and style, offering everything you need for modern living. Don't miss this opportunity to make it your own.



Ready to move in July 2024

**For more information
contact Mark on 0417 444 905**

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TRUE LIVING

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Why buy a display home in Canopy Estate?



Discover Canopy at Amstel, a landmark address in the heart of Melbourne's southeast. Set amongst a tranquil environment, live your dream with an impressive, natural backdrop alongside the added benefits of established amenities and infrastructure close by. Discover an aspiring lifestyle within a unique urban environment at Canopy.



Location & Transport

Located in the heart of Cranbourne, Canopy's prime location means a lifestyle of connected convenience. The estate is 8 minutes drive to Cranbourne train station and approximately 1 hour train ride to Melbourne's CBD, or 52km by car. PTV bus route 791 is a convenient option taking residents to nearby train stations and into the Frankston and Cranbourne town centres.



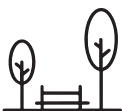
Education

Situated in the established suburb of Cranbourne, Canopy is surrounded by already existing high schools, primary schools, colleges and early learning options. St Peter's College and Cranbourne West Secondary School are both less than 5 minutes away, as are Barton Primary School, Cranbourne West Primary School and St Agatha's Primary School. For a Prep to 12 option, Casey Grammar is just an 8 minute drive.



Shopping & Lifestyle

Canopy is well connected to a variety of shopping hubs including Cranbourne West Shopping Centre just across the road, which features a Woolworths, café and take-away stores, and other specialist shops. Cranbourne Park is within 7 minutes' drive and Bayside Shopping Centre and Westfield Fountain Gate are both within 20 minutes reach. The estate is home to Amstel Club, serving modern Australian cuisine in a casual bistro setting. Function rooms are also on offer.



Open Space

Your home in Canopy will be surrounded by the comfort of natural elements with captivating gum trees on almost every corner. Within the estate there are two spacious wetland reserves and two parks to explore, one with a playground and undercover picnic area, great for families. In the surrounding suburb, residents can enjoy the Royal Botanic Gardens in Cranbourne and many other local playgrounds, open spaces and walking tracks.



Sporting

There is no shortage of sporting facilities here. Within 10 minutes drive you'll find multiple golf courses, a racecourse, aquatic centre, BMX tracks, athletics tracks, basketball and netball courts, soccer, football and rugby fields, cricket and tennis centres, cycling precinct and dog park just to name a few.



Sustainability

As one of Victoria's most respected private residential developers, Brown Property Group has a proven track record of creating vibrant communities that families love to call home. All homes within the Canopy community are built to the highest standard, having to adhere to a 6 star EnviroDevelopment accreditation, giving you the confidence in the sustainability of your new home. The community has been developed around existing trees bringing a true sense of peace and serenity.

