

Display for Sale



Granada Retreat 45

\$1,230,000 - \$1,320,000



Canopy Estate

43 Snead Boulevard, Cranbourne, 3977

Lot Size: 448m²

This inviting property offers a warm take on modern living and Scandi design. As you step inside, you'll be greeted by a dedicated study and exquisite formal lounge with gas fireplace and feature staircase. Venturing further into the home, you'll find the purpose-built theatre/rumpus room complete with projector and screen, fantastic for family movie nights. Next, the light-filled open plan living space serves as the heart of the home, with dual access to the outdoor alfresco. The spacious kitchen is a culinary enthusiast's dream, featuring an L-shaped island bench, a walk-in pantry, Caesarstone benchtops, and a sleek glass splashback. Upstairs, you'll find the fourth living area that opens to the front balcony, a built-in kids' study nook, 3 secondary bedrooms with walk-in 'robes, spacious family bathroom and an exceptional master retreat with oversized shower, dual basin vanity, grand dressing room and private rear balcony. Indulge in the comfort of extra heavy-duty carpet with premium underlay, complemented by wide format porcelain tiles to the main living area, entry and wet areas. Quality finishes abound, like luxury window furnishings, wallpaper, pendant lights, downlights, zoned alarm system and TVs to the living, activity and master suite. Step outside into the landscaped gardens, featuring timed irrigation to garden beds, exposed aggregate driveway and paths and an impressive alfresco perfect for entertaining or enjoying the outdoors. Don't miss the opportunity to make this exceptional home your own.

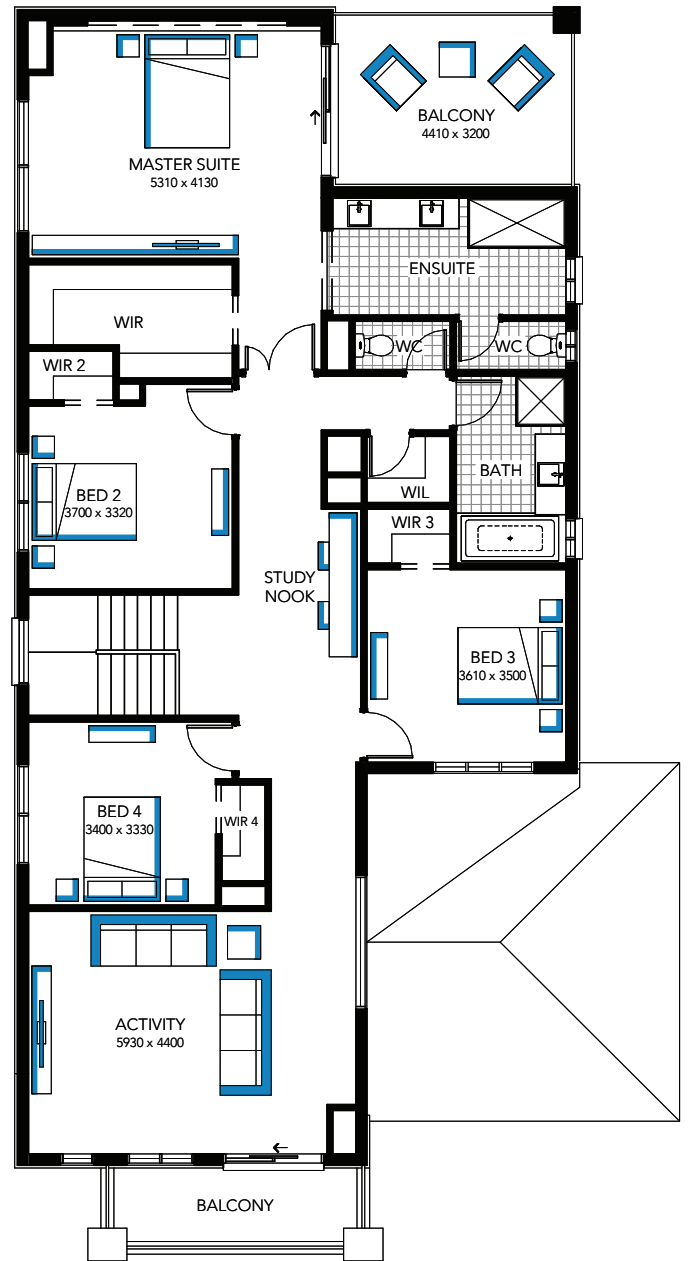
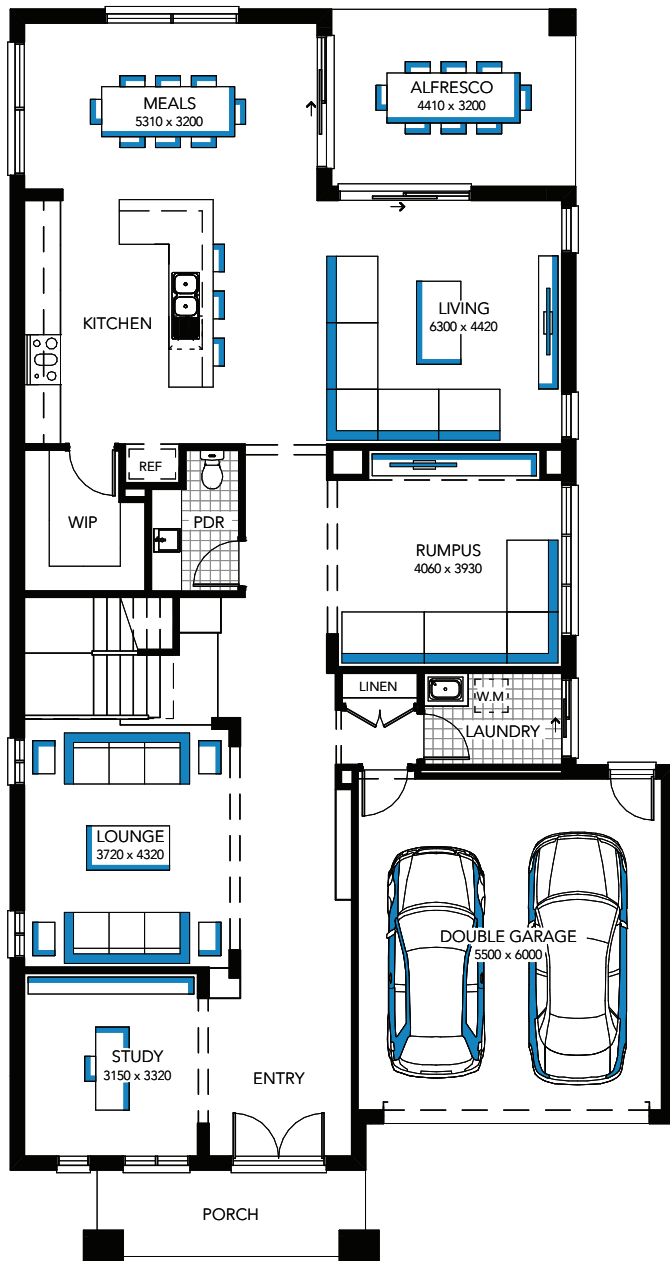
Ready to move in July 2024



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

T-RANGE
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.



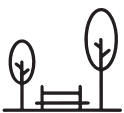
Education

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.

