

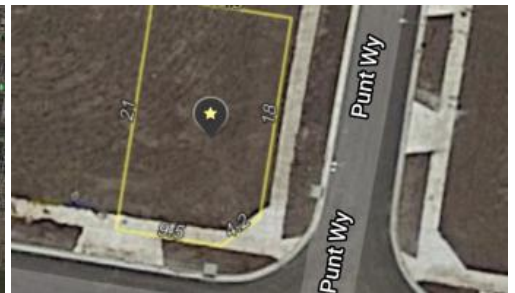
Sold

12.5m x 21m  
Approx.

# TITLED LAND FOR SALE

88 Athletic Cct, Clyde

DESIGN BUILD YOUR DREAM HOME HERE!



## (12.5m x 21m approx) TITLED VACANT LAND FOR SALE - CLYDE - PAVILION ESTATE

TITLED LAND IDEAL FOR FIRST HOME OR INVESTMENT (12.5m x 21m approx)

Pavilion offers a thriving location. Directly adjacent to the established amenity of Casey Fields, walking distance to 'Shopping on Clyde' and Casey RACE, and minutes from the established retail hubs of Cranbourne Park and Westfield Fountain Gate.

Attention all First Home Buyers: you may be eligible for a

**First Home Owner Grant (FHOG)**. If you are eligible you will receive \$10,000 and

The first-home buyer stamp duty exemption

<https://www.sro.vic.gov.au/content/will-i-be-eligible-first-home-owner-grant>

### HomeBuilder Grant

1 January 2021-31 March 2021 — enter into a contract to build or renovate between these dates to be eligible for the \$15,000 grant.

<https://www.sro.vic.gov.au/homebuilder-grant-guidelines>

The Benefits of a Corner Block Vs. a Regular Block

**Corner Blocks Let The Light In-** In an ordinary block, where a front-facing home is flanked by houses on either side, options for windows are limited. If the houses are built very close together, or if the neighboring buildings are

260 m<sup>2</sup>

<b>Price</b>	SOLD for \$277,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4096
<b>Land Area</b>	260 m <sup>2</sup>

### Agent Details

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tall, then effective windows are limited to the front, and possibly the back, of the property.

**Large Front Yard-** If you are a garden lover this may be perfect for you. It will allow you to have more space to showcase your beautifully maintained garden. Provided you abide by local laws.

**Two Street Facades-** Having two street facades means a lot more of your house will be on display. This can be great if you want to show off your house design especially if you've gone with a custom option. The large canvas will allow you to showcase your style and present a beautiful home to the public. Provided you abide by local laws.

**Multiple Access Points-** Provided you abide by local laws, having a corner block allows you to choose where you locate your drive, garage, and front door giving you greater flexibility in design. Another great bonus of having two access points means you can use two separate addresses adding a professional touch for people who run a business for home. Allowing any clients that may need to visit for business to enter through the side entrance rather than in your personal living space or mail being sent to your personal address.

The pavilion is well connected. Enjoy easy access to major road networks and public transport. Choose from an array of childcare, primary and secondary school education options, as well as tertiary institutions such as Chisholm TAFE (Cranbourne) and Monash University (Berwick).

Through a network of shared pedestrian and cycling paths, the Masterplan design places importance on connecting the on-site open space, wetlands, and park areas to the surrounding amenities of Casey Fields to the West, the existing hilltop park to the East, and the shopping centre on Morrison Road to the North.

Pavilion is a part of a prosperous and robust community. This culture of connection drives the shape of the area—the way it has developed, the amenities on offer, and the people it attracts.

\* Grants subject to State and Federal eligibility rules, see <https://treasury.gov.au/coronavirus/homebuilder> and <https://www.sro.vic.gov.au/first-home-owner>. government grants, including in relation to building commencement timeframes or any other relevant eligibility criteria.

Disclaimer: Images, photos, plans, maps, measurements and other information are for general illustration purposes only, may not be to scale and may differ from final built form We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.

<http://www.consumer.vic.gov.au/duediligencechecklist>

*information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*