



## Fraser Rise, 11 Sherry Circuit

### Exclusive Opportunity - Prime Titled Vacant Land

LJ Hooker Point Cook presents 11 Sherry Circuit, Fraser Rise. An exceptional opportunity awaits within the esteemed Kerani Heights Estate, where this titled vacant block of land beckons with endless potential for realizing your dream home. Situated at the heart of the thriving Fraser Rise community, this expansive 416m<sup>2</sup> (approx.) allotment not only offers ample space but also serves as a blank canvas for first-time homebuyers, growing families, and discerning investors alike to bring their visions to life in an unparalleled setting.

- \*416m<sup>2</sup> (approx.) titled vacant land
- \*Minimum 13.37-meter frontage
- \*Minimum 26.01-meter depth
- \*Exceptional location within Kerani Heights estate
- \*Schools within the catchment area include Sydenham-Hillside Primary School, Springside West Secondary College, Parkwood Green Primary School, Springside Primary School,



LAND 416 m<sup>2</sup>

**For Sale**  
\$400,000 - \$415,000

**Contact**  
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**LJ Hooker Point Cook**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Deanside Primary School, with more institutions in close proximity

\*Revel in a wealth of established amenities including major shopping centers, convenient public transport options, nearby medical centers, and the tranquility of a national park

Nestled in the thriving Fraser Rise, Kerani Heights beckons as an unparalleled opportunity not to be missed. Set amidst lush green surroundings, this vibrant and family-friendly neighborhood boasts a myriad of amenities and a convenient location tailored to accommodate your family's evolving needs. Convenience and connectivity define the lifestyle here, with easy access to a variety of amenities, including the nearby Watergardens Town Centre and Caroline Springs Shopping Centre. Plus, with plans for further development in the pipeline, the potential for growth is undeniable. Situated less than 40 minutes from Melbourne CBD, commuting is a breeze with Caroline Springs and Watergardens Train Stations just moments away.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 26/03/24.



## More About this Property

<b>Property ID</b>	2ES3HGH
<b>Property Type</b>	Residential
<b>Land Area</b>	416 m <sup>2</sup>

### Anu Sharma 0448 218 455

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