



## Fraser Rise, 43 Wildlife Circuit

Vacant Land - Brilliant Opportunity to Craft Your Dream Home!

### The Property

LJ Hooker Point Cook presents 43 Wildlife Circuit, Fraser Rise. An exceptional opportunity awaits to shape your dream home in the heart of the esteemed Taylors Run Estate, Fraser Rise. This extraordinary 435m<sup>2</sup> land parcel beckons, inviting you to craft the residence you've always envisioned. Immerse yourself in the serene embrace of nature, where an impeccable fusion of urban convenience and tranquil beauty unfolds.

### The Point of Difference

- Expansive 435m<sup>2</sup> vacant parcel of land.
- East facing orientation for optimal sunlight.
- Taylors Run Estate is renowned for its strong sense of community and friendly atmosphere.
- Immerse yourself in nature at the nearby parks and green spaces, creating a serene and



LAND 435 m<sup>2</sup>

**For Sale**  
\$420,000

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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.

tranquil environment for you and your family.

-Indulge in close-by amenities, offering gym sessions, tennis lessons, hockey fields, and baseball facilities.

-Positioned in close proximity to schools, shopping centers, and major transportation hubs, essential amenities are conveniently within reach.

-Secure your own slice of paradise in one of Fraser Rise's most sought-after estates. It's not just a home; it's a way of life.

#### The Point of Interest

Nestled in thriving Taylors Run Estate, Fraser Rise, this vacant land promises an exceptionally convenient lifestyle, just five minutes to Caroline Springs Square. Rich educational opportunities surround this location. Enjoy an active lifestyle with nearby sports facilities, including the City Vista Pavilion. Nature enthusiasts will appreciate the nearby wetlands and the anticipated Kororoit Creek trail connecting to Caroline Springs, offering a scenic cycling path to Sunshine and the CBD. Commuting to the city is effortlessly accomplished with a 30-minute train ride to Southern Cross. Taylors Run Estate is more than just a location; it's an ideal canvas for your dream home, providing a brilliant opportunity to shape a lifestyle surrounded by natural beauty and abundant amenities.

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.

## More About this Property

Property ID	2ECJHGH
Property Type	Residential
Land Area	435 m <sup>2</sup>

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