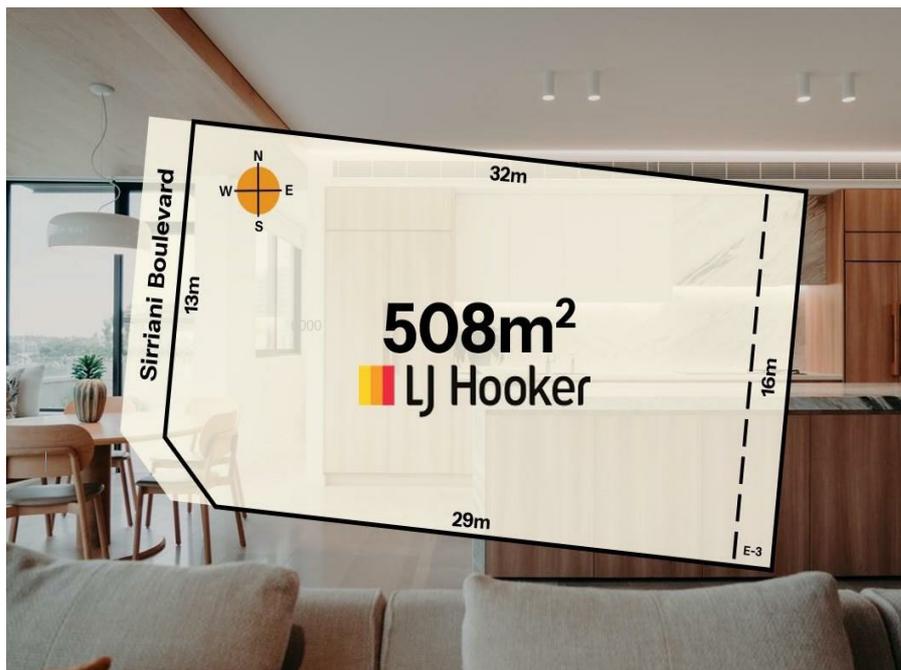


11 Sirianni Boulevard Bvd, Fraser Rise, VIC 3336

\$485,000 - \$495,000

Residential Land



## A Perfect Opportunity to Build the Home You've Always Envisi

### The Property

Address available upon request. This prime vacant block of land presents the perfect opportunity to build your dream home in a thriving, family-friendly neighbourhood. Spanning 508m<sup>2</sup> approx. with dimensions of 16m x 32m, it offers an ideal foundation for a modern and spacious home design. Positioned in a sought-after pocket, the location is surrounded by quality homes, well-planned streetscapes, and a welcoming community. With convenient access to schools, shopping, parks and transport, this location presents an outstanding setting to create the home you've imagined.

### Open for Inspection

By Appointment.

### The Point of Difference

- 508m<sup>2</sup> approx. of titled land
- 16m frontage (approx.)
- 32m depth (approx.)
- Prime location in a growing estate
- Easy access to landscaped parks and community facilities
- Close to schools, childcare, and shopping centres
- Quick connections to major roads and public transport
- Family-friendly environment with quality surrounding homes

### The Point of Interest

A premium parcel in a highly desirable area, surrounded by quality homes, lush parks, green open spaces, and nearby reserves that offer plenty of opportunities for leisure and recreation. With schools, childcare, shopping, and major road access all within close proximity, everyday convenience is right at your doorstep. Offering a generous canvas for your future build, this block allows you to create a home that truly reflects your lifestyle and vision.

Note: All stated dimensions are approximate. The information provided is for general purposes only and does not constitute any representation on behalf of the vendor or agent. School zoning is based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 20/11/2025.

### Listed By

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