

**1 Robusta Avenue, Bundoora, Vic 3083**



**House For Sale**

Saturday, 13 April 2024

**1 Robusta Avenue, Bundoora, Vic 3083**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 694 m2**

**Type: House**



Michael Egan  
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**\$1,700,000 - \$1,800,000**

Sale By Set Date Tuesday 14th May at 6pm (unless sold prior) Completely transformed by a timelessly sophisticated & simply faultless modern makeover, this incredible family home is positioned within the esteemed Botanica Park Estate, where an exceptional lifestyle awaits. Spanning a single well-planned level and finished to an exacting standard throughout, accommodation is bolstered by the inclusion of multiple living/dining zones for unrivalled family harmony. A formal lounge/dining room will impress, while a more relaxed family/meals area and stunning gourmet kitchen (Falcon oven) set the scene for all types of gatherings big or small. Giving children somewhere to call their own is a separate rumpus room – there is even more entertaining space in a wonderfully enclosed outdoor room while the double garage with Smeg-equipped kitchenette is perfect when even more room is required. An exquisite ensuite and equally impressive main bathroom service the home – the latter with sumptuous clawfoot bath. The primary suite also boasts a large walk-in robe and the three remaining bedrooms have built-in storage, while a study with desk could double as a 5th bedroom if needed. Truly exemplary in every way, the home also features beautiful engineered oak floors, ducted heating/cooling, split system heating/cooling, a gas fireplace, two powder rooms, an alarm & security cameras, plantation shutters, electric security shutters plus solar panels. Finalising an unbeatable family package is brilliant proximity to a raft of essential amenities including Uni Hill shopping centre, bus stops, the Ring Road, RMIT and Latrobe University.