

# 11 Duruga Court, Botanic Ridge, Vic 3977



## Sold House

Monday, 28 August 2023

11 Duruga Court, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1004 m2

Type: House



Paris Thomson

0359909522

**\$1,395,000**

**BOTANIC RIDGE (NO BODY CORPORATE FEES APPLICABLE): \*\*BONUS OFF STREET PARKING FACILITIES\*\*** Indulge in resort-like living and high-end comfort in this exquisite 4 bedroom + home office entertainer's dream set on 1,004m<sup>2</sup> (approx). 11 Duruga Court is where lifestyle and luxury converge in harmony within a picturesque Botanic Ridge locale! Superbly sized and configured to accommodate every age and stage, this spacious residence features 2 generous living areas plus a central dining zone with floating flooring and a relaxed coastal aesthetic. Thoughtfully designed to effortlessly merge style and functionality, the contemporary hostess kitchen beckons you to explore your culinary passions and is complete with stone benchtops, a large breakfast island (approx. 4m x 1.4m), dual ovens, a gas cooktop, dishwasher together with a walk-in pantry. Banks of corner sliding glass doors lead to an enchanting outdoor oasis comprising a vast covered BBQ deck with heating strips, bistro blinds plus an outdoor alfresco-style kitchen with natural gas BBQ. All this and a whole lot more overlooking the sparkling in-ground swimming pool with spa (approx. 12.2m x 4.4m) and the feature firepit zone all cocooned by the established garden setting. The opulent rear-set master bedroom with a walk-in robe boasts a lavish double shower in the modern ensuite, while the junior wing delivers a full second bathroom plus an open study/children's retreat making it perfect for growing families. Moments to the Settlers Run Golf Course, popular education facilities, Cranbourne's Botanic Gardens, the Botanic Ridge Village shopping mall and the Cranbourne Park Shopping Centre, this rare opportunity also includes a home office/5th bedroom, powder room, mud room, walk-in linen cupboard, cost cutting solar array (5kW with a 1kW battery), ducted heating, evaporative cooling, multiple ceiling fans plus an oversized double garage with secure internal and rear walkway access. Here lies a sensational opportunity for those focused on location! With easy access to day-to-day amenities, you are also within moments of the local General Store. Slightly further afield, a brisk drive takes you to a choice of surrounding shopping centres and state-of-the-art sporting facilities. It's purely a case of settling in and enjoying a relaxed lifestyle! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID IS REQUIRED AT OPEN FOR INSPECTIONS! DISCLAIMERS:** Every precaution has been taken to establish the accuracy of the above information, however, it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.