

**12 Botanica Boulevard, Bundoora, Vic 3083**



**Sold House**

Thursday, 5 October 2023

12 Botanica Boulevard, Bundoora, Vic 3083

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



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**\$1,410,000**

Exuding the grandeur, beauty and timeless elegance of a classical French Provincial-style residence, this breathtaking family home will exceed all expectations. Finished to an exacting standard throughout and able to easily accommodate even the largest of families, it is a high-quality offering matched by a sought-after position within the exclusive Botanica Park Estate. Instantly appealing thanks to its gracious façade and manicured gardens, the home opens to sophisticated, light-filled interiors that are ready to be enjoyed. Providing both formal and casual living areas across its two uncompromising levels, among its highlights are a grand lounge and dining room with stately fireplace along with a vast open plan family & meals area and sleek first-class kitchen complete with marble surfaces, prestige appliances and copious amounts of storage. A ground-floor study will please those working from home – but could easily double as an extra bedroom if needed – while all four genuine bedrooms are situated upstairs, including the decadent master retreat with luxe ensuite and walk-in robe. A first-floor lounge area provides even more invaluable living space, while also offered are a bright family bathroom, guest powder room, full laundry, ducted vacuum, alarm, ducted heating/cooling and split system heating/cooling – outside discover an entertainer's dream setting with sheltered alfresco area and a child & pet-friendly back yard. There is also the convenience of a double auto garage. This sought-after neighbourhood is close to a range of amenities including RMIT, Uni Hill, bus stops, Ring Road, Botanica Park and Mill Park Primary.