

# 12 Cornflower Rise, Botanic Ridge, Vic 3977



## Sold House

Thursday, 14 March 2024

12 Cornflower Rise, Botanic Ridge, Vic 3977

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 294 m2

Type: House



Paul Ringeri  
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Shirneel Prasad  
0359952003

**\$620,000**

ACACIA ESTATE, BOTANIC RIDGE: A hallmark of contemporary grace and lifestyle ease within Botanic Ridge's blissful Acacia Estate, this stylish modern home delivers the epitome of low-maintenance streamlined elegance in a covetable residential precinct. Footsteps to the local shopping mall, primary school, kindergarten, playground and Botanic Gardens, the location is highly sought out by singles, couples and families alike, while an approx. 45-minute drive to the CBD is comfortable for commuters. Boasting a light and airy ambience with oak-look flooring, the single-level layout features interconnected living and dining zones that flow out through a sliding glass door into the private alfresco terrace. The courtyard garden beyond offers the perfect dimensions for a swing set for the kids and a grassy patch for the dog. The chic hostess kitchen delivers all the prized attributes for modern families with a breakfast peninsula, gas cooktop plus a stainless-steel oven and dishwasher, while both ducted heating and a split system promise year-round comfort. There are 3 well-sized robed bedrooms in this superbly appointed configuration, each serviced by a contemporary master ensuite and a full family bathroom with tub, shower and separate toilet facilities. Don't forget the full laundry room and the lock-up garage with secure internal access. A short zip to the local General Store, Cranbourne South Primary School and the major shopping facilities at the Cranbourne Park Shopping Centre, 12 Cornflower Rise is also positioned amid a choice of golf courses and wonderful recreational facilities. Here lies a sensational opportunity for those focused on location - it's purely a case of settling in and enjoying a relaxed lifestyle! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID 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.