

# 146 Botanica Springs Boulevard, Brookfield, Vic 3338

## Sold House

Tuesday, 2 April 2024

146 Botanica Springs Boulevard, Brookfield, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 512 m2

Type: House



Sunny Shah  
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**\$630,000**

Nestled within the coveted locale of Brookfield, Sunny Shah and Harcourts Tarneit | Truganina proudly introduce 146 Botanica Springs Blvd located on 512 Sq Mt Land, a residence epitomizing luxury living. Perfectly situated within close proximity to Woodgrove Shopping Centre and an array of retail and dining establishments, this home offers seamless access to the Western Freeway, Melton Train Station, esteemed schools, recreational facilities, and serene parklands for an active lifestyle. Upon entry, be greeted by the grandeur of the foyer boasting soaring ceilings (approximately 2.7 meters) and an impressive high pitched façade, setting the tone for what lies beyond - a sanctuary of comfort and sophistication. This impeccable family abode features: #A sumptuous master suite complete with an ensuite adorned with an Ensuite shower, niche and a walk-in robe. # Three generously sized bedrooms, each with ample wardrobe space. # A separate formal lounge offering a refined space for relaxation and entertainment. # An expansive open-plan kitchen equipped with abundant cupboard storage, a glass splashback, premium 900mm stainless steel cooking appliances, bulkhead, a dishwasher, and sleek stone benchtops. # Walk in Pantry with stone benchtop. # A dedicated rumpus or theatre room providing versatility for leisure activities. # A remote-controlled double garage with convenient internal and rear access. # A central bathroom boasting quality fixtures including a shower, bathtub & niche. # A separate toilet for added convenience. # Ducted heating and evaporative cooling ensuring year-round comfort. # An independent laundry room with ample linen storage. To schedule a private inspection or for any further inquiries, please don't hesitate to contact Sunny Shah on 0430 544 515 or 7300 7777. **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>