

16 Adriana Circuit, Botanic Ridge, Vic 3977



Sold House

Friday, 29 March 2024

16 Adriana Circuit, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 800 m2

Type: House



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BOTANIC RIDGE - NO BODY CORPORATE FEES: **ENVIABLE ENTERTAINER OPPOSITE WETLANDS - GATED SIDE ACCESS WITH REAR SHEDDING** Positioned directly opposite the picturesque wetlands and only footsteps to Cranbourne South Primary and the local general store, 16 Adriana Circuit is a superbly sized and sumptuously appointed 4-bedroom-plus-study home. Offering an enviable lifestyle of easy living and exceptional entertaining in a highly sought-after enclave, this is a certain addition to your inspection list! Immaculately presented across an expansive single level with a choice of 2 stylish living areas and a dedicated dining zone, the residence boasts a contemporary kitchen in the heart of the floorplan complete with stone benchtops, a gas cooktop and sleek stainless-steel appliances. All but doubling the dimensions of the internal living space, outside you'll be greeted by a colossal decked pergola complete with ceiling fans and built-in BBQ facilities that provide the most spectacular setup for outdoor living and hosting. Spilling out onto a lush green lawn fringed by tropical foliage, the rear yard could also accommodate a swimming pool (S.T.C.A.)! Enjoying a wing unto itself, the master quarters provide a roomy main bedroom with a walk-in robe, modern ensuite and a study for work-from-home convenience, while a full second bathroom complements the junior wing of the residence. A short zip to the Settlers Run Country Club, Cranbourne's Botanic Gardens and the Botanic Ridge Village shopping centre, this stunning opportunity comes complete with ducted heating, split-system air-conditioning, plantation shutters, ceiling fans throughout plus a rear-set home theatre room. Around 45 minutes from the CBD, the property also includes a double remote garage with secure internal access, a cost-cutting solar array together with gated side access en route to a freestanding second garage - this can easily double up as the perfect mancave or workshop! **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 before pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.