

**16 Cranberry Place, Bundoora, Vic 3083**



**House For Sale**

Friday, 9 February 2024

16 Cranberry Place, Bundoora, Vic 3083

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 520 m2**

**Type: House**



Alice Rossi

0394683000



Russell Adams

0394683008

## **\$1,000,000 - \$1,100,000**

Nestled within the highly coveted Botanica Park estate in Bundoora, this modern Tuscan-inspired home presents an unparalleled opportunity for growing families. Boasting a prime location, this residence offers unparalleled convenience with immediate access to Bundoora's bustling factory outlet shopping precinct, the convenient Route 86 tram to CBD, esteemed universities, reputable schools and major freeways. Step inside to discover a haven of modern luxury, where quality finishes seamlessly blend with low-maintenance gardens, creating a warm and inviting atmosphere ideal for families. The home strikes a perfect balance between formal and informal living areas, providing ample space for every occasion. Entertain effortlessly in the spacious living and dining area, enhanced by bi-fold French doors that seamlessly merge indoor and outdoor spaces for year-round enjoyment. An impeccably renovated kitchen awaits your culinary adventures, featuring high-end appliances, ample storage solutions and a spacious pantry. On the ground floor, you'll also discover an elegant study that easily converts into a guest bedroom, along with a convenient guest powder room. Upstairs, a serene lounge area awaits, alongside the central bathroom boasting a luxurious spa bath and four generously sized bedrooms, all equipped with built-in robes. The master bedroom exudes luxury with its grand walk-in robe, ensuite, and private balcony offering tranquil natural views. Outside, an inviting backyard awaits, complete with a quality NBA-grade basketball court and a pizza oven, providing endless entertainment opportunities for the whole family. Additional features include gas ducted heating, evaporative cooling, high-speed WiFi internet, full laundry and a double remote garage with internal access and elegant side windows. With every detail meticulously crafted for comfort and style, this home is ready to be cherished by its new owners. Don't miss your chance to make unforgettable memories in this exceptional property!

Land Size: 520sqm House Size: 38sq approx. Deposit Terms: 10% of the purchase price Rental Appraisal: \$750 - \$800 per week Nearest Private Schools: Parade College, Loyola College, St Damian's Primary, and Christian College. Nearest Universities: RMIT University and LaTrobe University. Nearest Public Schools: Bundoora Primary and Secondary Nearest Public Transport: Walking distance to school bus stops, shuttle to Thomastown train station, Tram 86 along Plenty Rd