

**16 Smiley Way, Botanic Ridge, Vic 3977**

**House For Sale**

Wednesday, 12 June 2024

**Harcourts**  
Langwarrin

**16 Smiley Way, Botanic Ridge, Vic 3977**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 805 m2**

**Type: House**



Jamie O'Halloran  
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**\$970,000 - \$1,030,000**

**\*NO BODY CORPORATE\*** Thoughtfully positioned in one of Botanic Ridge's most sought-after estates, just a short stroll from family friendly parks, public transport and Settlers Run Golf and Country Club, is this beautifully presented family home that offers so many buyers everything they could want. Situated on 805sqm of land this property boasts a functional floorplan containing four-bedrooms, two-bathrooms and a double garage. This home will be a favourite for either big or small families, first home buyers, investors or even those looking to downsize. Property features include;- Four bedrooms master with his and hers WIR & ensuite. All remaining bedrooms with double built in robes.- A cosy study located at the front of the home, perfect for those who work from home and need that extra bit privacy.- A total of three living areas for all members of the family to enjoy.- Seamless kitchen to living/dining area transition, featuring stainless steel appliances and a walk-in pantry.- The outdoor area offers endless entertainment opportunities with plenty of space and privacy. Other features include heating and cooling, low maintenance landscaped gardens, side gate access, timber flooring, carpeted bedrooms, downlights, internal access into the house from the garage and so much more! To inspect this beauty of a home, please contact our team today!