

17 Adriana Circuit, Botanic Ridge, Vic 3977



Sold House

Monday, 14 August 2023

17 Adriana Circuit, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1776 m2

Type: House

Contact agent

BOTANIC RIDGE (NO BODY CORPORATE FEES APPLICABLE): **YOUR OWN PIECE OF PARADISE - PRIVACY, SPACE & REAL WOW FACTOR** Delivering a private paradise of resort-style luxe and family indulgence in prized Botanic Ridge, this 4-bedroom + study home with multiple living zones significantly raises the bar on oasis-like living. Complete with a Gold Class-style home theatre, tropical poolside-entertaining area and luscious edible gardens, 17 Adriana Circuit is a certain addition to your inspection list! Superbly configured with a family-friendly focus easily adapted to every age and stage, householders are spoiled with a rumpus room, children's retreat in the junior wing plus a deluxe cinema for movie nights. Featuring raised platform seating, a 3.8m screen, custom surround sound and a captivating Movie World-style theatre entry to dazzle the kids, this has to be one of the major selling attractions! The expansive open plan living and dining zone with chic ceramic-tiled flooring is positioned in the heart of the floorplan and is moored by the hostess kitchen offering a cascading-stone benchtop with adjoining timber breakfast bar, sleek black 900mm Smeg oven with gas cooktop, Bosch dishwasher together with a walk-in pantry. Sliding glass doors glide open into an inviting outdoor-entertaining area with a high-pitched pergola and alfresco kitchen that gazes out across the gorgeous garden setting featuring a Bali hut. The sparkling solar-heated swimming pool delights with theme-park-style water jets and a seated spa area! A sanctuary of serenity that allows you to relax at the end of a long day, the master bedroom boasts a huge walk-in robe and spa ensuite. The cosy retreat at the rear of the home is encircled by the family bathroom and 3 queen-sized bedrooms, each with built-in robes, and provides the perfect space for the children's homework, games and sleepovers. Set on a rare 1,776m² (approx.) allotment within paces of the Cranbourne South Primary School and the local General Store, this jaw-dropping lifestyle property also includes a home office, powder room, reverse cycle ducted heating/cooling, a feature firepit, prolific veggie gardens, greenhouse, the infamous 'Cluckingham Palace' chook house, rainwater tanks, a cost-cutting solar array, gas-backed solar hot water together with an oversized double garage with internal access and bonus workshop facilities. The location is A1 - literally a stone's throw from the Settlers Run Country Club and the Royal Botanic Gardens, while an approx. 45-minute commute will find you in the heart of the CBD! **BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID IS 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.