

# 172 Settlers Run, Botanic Ridge, Vic 3977

## House For Sale

Thursday, 16 November 2023



172 Settlers Run, Botanic Ridge, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Fabian Villella  
0387940500



Joseph Fernand  
0387940500

**\$1,275,000 - \$1,320,000**

Welcome to your new family paradise in the sought-after Botanic Ridge! This stunning four-bedroom home offers a wealth of space, modern comforts, and an expansive 1,151m<sup>2</sup> of land. Let's take a closer look at what this property has to offer: There are four spacious bedrooms, including a master bedroom with a walk-in robe and a luxurious ensuite featuring double vanity and a double shower. The other three bedrooms also come with walk-in wardrobes, offering plenty of storage. This home boasts three separate living spaces, including a comfortable living zone, a versatile rumpus room, and a billiard/theatre space for entertaining and relaxation. The central white kitchen is a chef's dream, featuring a large island bench, stone benchtops, stainless steel appliances, and ample cupboard space. It's a bright and inviting space for cooking and entertaining. A large room off the alfresco area provides versatility, making it perfect for a home gym, a home salon, or even a space for your work-from-home business. In addition to the ensuite, there is a large family bathroom with a relaxing bath, as well as a separate powder room for added convenience. Stay comfortable year-round with heating and cooling systems, along with ceiling fans throughout. The floating timber flooring and quality blinds add a touch of elegance to the interiors. Step outside to a spacious decked alfresco area that overlooks beautifully manicured gardens, perfect for outdoor dining and entertaining family and friends. This property offers the added bonus of side access with a 5x8m shed and additional parking space for your boat, caravan, or trailer. Botanic Ridge is a highly desirable area that strikes a balance between city and country living. It's close to all amenities while offering a peaceful, rural atmosphere. The neighbourhood boasts numerous parks, walking tracks, and proximity to public and private schools. Golf enthusiasts will appreciate the Greg Norman designed Settlers Run Golf Course nearby. Don't miss the opportunity to make this wonderful family estate your new home. Schedule a viewing today and start creating lasting memories in this Botanic Ridge gem.