

# 22 Appletree Rise, Botanic Ridge, Vic 3977

## House For Sale

Wednesday, 15 May 2024



22 Appletree Rise, Botanic Ridge, Vic 3977

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type: House**



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**\$920,000 - \$990,000**

**BOTANIC RIDGE (NO BODY CORPORATE FEES APPLICABLE):** Blending unparalleled elegance with a suite of fine finishes, this breathtaking 3-bedroom home fulfills your every desire with its choice of expansive living areas, enviable alfresco with steamy spa and an endless list of lifestyle spoils that epitomises the perfect family package. Set atop an elevated allotment just a few houses back from walking trails, the residence itself delights across a divine single level with a capacious open plan living and dining zone plus an inviting home theatre. Crowning the primary living zone, the sophisticated hostess kitchen inspires with stone benchtops and stainless-steel appliances, including a 900mm Technika oven and a dishwasher, together with a walk-in pantry and a servery window that opens out into the alfresco. Outdoor hosting will be sublime beneath the pergola. With generous dimensions, a Gasmate heat strip, Ziptrak blinds, a plumbed-in kitchenette and a glass-fenced jacuzzi, the scene is set for sensational summertime BBQs with friends as the children play safely in the secure landscaped yard. Ducted heating and refrigerated cooling ensure all-season comfort, while the spacious master with walk-in robe and modern ensuite and the zoned junior wing with 2 additional bedrooms plus the full main bathroom allow for optimal practicality for couples and families alike. A 10kW cost-cutting solar array (with battery), internal and external block-out blinds plus an oversized, high-clearing double remote garage with internal access are among the added extras in this contemporary entertainer. Positioned moments from the Cranbourne South and Botanic Ridge Primary Schools, Settlers Run Country Club and the Botanic Ridge Village shopping precinct, the location is A1! With easy access to day-to-day amenities, you are literally moments from the local general store and a brisk drive from a choice of surrounding shopping centres and near new sporting facilities. It's purely a case of settling in and enjoying a relaxed lifestyle! **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 prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.