

**3 Station Creek Way, Botanic Ridge, Vic 3977**



**House For Sale**

Saturday, 18 May 2024

3 Station Creek Way, Botanic Ridge, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 764 m2**

**Type: House**



Anita Wall

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**\$1,150,000 - \$1,250,000**

Showcasing a commanding presence with coveted views across the opposing Botanic Ridge Reserve, this grand 4-bedroom plus office home unites a luxurious living experience that seamlessly combines elegance with unsurpassed comfort for all ages. An air of refinement embraces you in the grand entry hall, where large format tiles and soaring ceilings lead into a fireside family and dining zone, sided by a cosy formal lounge and a sleek kitchen with high-quality appointments. A wall of bi-fold doors encourages indoor-outdoor leisure on the alfresco entertainment area, looking out over a landscaped yard with a sunbathed pool terrace spreading across the rear. Four significant bedrooms are spread across both levels, each offering a hotel-like experience around a third upstairs lounge. The master bedroom leads all with a sleek ensuite and a walk-through robe, opening to a full-width balcony with impressive views over the neighbouring parklands. Additional features include a double garage with through access to additional secure parking/workshop, evaporative cooling, ducted heating, and an enclosed home office or fifth bedroom. Central and convenient, it presents an opportunity to embrace a lifestyle of unparalleled grandeur just moments from Cranbourne South Primary, Botanic Ridge Wetlands, Botanic Ridge Village Shopping Centre, and a world-class golfing and dining experience at Settler's Run.\*Please note: Photo ID is required for all inspections\*