

**4 Altitude Drive, Botanic Ridge, Vic 3977**



**Sold House**

Thursday, 21 September 2023

4 Altitude Drive, Botanic Ridge, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Ringeri  
0359909513



Samantha Correia  
0359909546

**\$820,000**

ACACIA ESTATE, BOTANIC RIDGE: Enticingly positioned within a picturesque and newly developing neighbourhood literally moments to schools, shops and meandering walking trails, this stylish and sun-drenched family home melds pristine presentation with a family-focused design. Delighting across a sleek single level with raised ceilings and high gloss tiling underfoot, the residence itself flaunts a generously sized open-plan living and dining zone, which flows out through sliding glass doors into the entertainer's alfresco complete with a ceiling fan for Summer time entertaining. The modern hostess kitchen offers a cascading stone breakfast island and is superbly appointed with a gas cooktop, stainless-steel oven plus a dishwasher allowing for effortless cooking and clean-up from toast to roast. Purposefully positioned off the entry hall, the very comfortable master bedroom boasts a walk-in robe, private ensuite and roller blinds for Sunday-morning sleep-ins, while the children are nestled within their own wing further down the hall complete with a full family bathroom. An easy walk to the Botanic Ridge Village shopping mall, Botanic Ridge Primary School, the Royal Botanic Gardens Cranbourne and neighbouring the Riverwood Reserve Playground, 4 Altitude Drive comes with ducted heating, refrigerated cooling, a cost-cutting solar array plus and a double lock-up garage with secure internal access. Set on an fuss-free 392m<sup>2</sup> (approx.) fully fenced allotment with a no-mow faux lawn, this wonderful package provides a safe space for children to play outdoors. **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.