

# 4 Dundass Grove, Botanic Ridge, Vic 3977

## Sold House

Wednesday, 17 April 2024

**Harcourts**  
Langwarrin

4 Dundass Grove, Botanic Ridge, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1062 m2**

**Type: House**



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**\$1,300,000**

This amazingly positioned family residence offers the perfect combination of luxury and comfort located within close proximity to Botanic Ridges well-loved Settlers Run Gold and Country Club backing onto the course. Property features include: - Four bedrooms, master with a fitted WIR & tiled ensuite featuring double sinks and separate toilet. All remaining bedrooms have walk in robes and two with built in desks. - Transitioning into the kitchen that showcases a large island bench, quality appliances including Smeg white cooktop and a conveniently sized walk-in pantry, whilst overlooking a massive family dining/living area. Complete with a fireplace for the colder months and stunning views to the outdoor entertaining area. The layout is flawlessly designed that provides you with a seamless flow from indoor to outdoor living and entertaining. - In addition to the open plan kitchen, you have a further two living zones allowing you plenty of space to spread out amongst the family. - A large outdoor, undercover alfresco to entertain guests all year round with a built in BBQ. - A solar heated swimming pool with eco decking all around. Other features include, heating and cooling throughout, well-kept landscaped gardens to front and back, eco decking around, a double car garage with internal and rear roller door access, fitted cupboard space in garage and ample amount of storage space throughout the home, high ceilings, engineered timber floors. When buying a property, you look for its location and the amenities close by and talk about the perfect location! Enjoy facilities all year round at Settlers Run Golf and Country Club which include a sauna, 25m lap pool, spa, gym, tennis courts, restaurant, gold range and the Greg Norman designed golf course. Only a short drive to the local Botanic Ridge Village shopping centre, schools, parks, public transport and freeway access properties like this don't come around to often. Before it's too late, book your very own private inspection with us today!