

47 Station Creek Way, Botanic Ridge, Vic 3977



Sold House

Friday, 17 November 2023

47 Station Creek Way, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



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\$915,000

BOTANIC RIDGE: **SOME 26 SQUARES OF INTERNAL LIVING SPACE, APPROX. 700M2 OF LAND, NEW CARPETS, UPDATED PAINT WORK & NEW ROLLER BLINDS ON ORDER** Positioned within a picturesque playground of walking trails, wetlands and golfing greens, this spacious 4 bedroom + study family home displays all the space, style and sumptuous finishes the modern family craves in a warm and welcoming package! Making masterful use of the 7002 (approx.) allotment to deliver a well-proportioned floorplan, this single-level abode features an impressive choice of lounge areas, including a living room, separate rumpus and a bonus children's retreat/home office. The vast family room and dining area in the heart boasts sophisticated white gloss tiling underfoot, while glass sliding doors open directly into a 7-metre decked high-pitched pergola that provides the perfect setting for festive lunches with the extended family. The contemporary grace continues in the oversized cook's kitchen complete with sleek stone countertops, a 900mm freestanding oven with gas cooktop and a dishwasher making cooking a joy and clean-up a breeze! Set to slumber soundly nestled within their own wing, the children's bedrooms are located down a separate hall and are all serviced with a full family bathroom and a handy study nook. Parents will be truly pampered in the spacious master bedroom complete with a feature bay window, walk-in robe facilities and a private ensuite with dual vanities. Only approx. 1km to the Cranbourne South Primary School and local General Store, around 10 minutes to the major shopping outlets at Cranbourne Park and under an hour's commute from the Melbourne CBD, this elegant residence also includes split-system air- air-conditioning, ducted heating and a remote double garage with secure internal and walkway access! Here lies a sensational opportunity for those focused on location! With easy access to day-to-day amenities you are only a brisk drive from a choice of additional surrounding shopping centres, a selection of primary and secondary schools, including Botanic Ridge Primary, 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.