

**74 Botanica Boulevard, Bundoora, Vic 3083**



**House For Sale**

Friday, 3 May 2024

74 Botanica Boulevard, Bundoora, Vic 3083

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 675 m2**

**Type: House**



Michael Egan  
0394675444

## **\$1,000,000 - \$1,100,000**

The Botanica Park Estate is a neighbourhood tailor-made for families, and here is a tantalising opportunity to claim your own beautiful slice so you can live the lifestyle you deserve. Instantly appealing thanks to its timelessly elegant façade and neatly maintained gardens, the two-storey home opens to welcoming interiors that are ready to embrace its new lucky custodians. Offering both formal and casual living zones across both levels, among its many highlights are a formal lounge/dining room, family room, dining area and an upstairs retreat. Quality appliances star in the contemporary gourmet kitchen while an ensuited master and up to three additional bedrooms are also offered – including a versatile ground floor study/4th bedroom. A full laundry and guest powder room are among the practicalities and the home also boasts ducted heating/cooling, an alarm, sprinkler system and double garage. A leisurely stroll to parklands and within easy reach of RMIT and Parade College, the home is also just moments to Plenty Parklands PS, Loyola College, Uni Hill shops and Plenty Road trams and enjoys easy Ring Road access.