

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



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 549 m2**

**Type: House**



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**\$905,000**

**BOTANIC RIDGE:** Embracing a coveted position within an exclusive enclave encircled by walking trails and Cranbourne's Botanic Gardens, this striking abode is a breathtaking family haven pairing functionality and style. The crisp and contemporary aesthetic is defined by sleek ceramic tiled flooring, plush as-new carpeting and a muted modern palette across a single-level design that delivers 2 very comfortable living rooms. The spacious hostess kitchen with stone countertops, a large walk-in pantry, gas cooktop plus stainless-steel appliances overlooks the meals area and serves as the social heart at the apex of the home, while ducted heating, evaporative cooling and split system air-conditioning promise all-season household content. Sliding glass doors flank the dining zone and invite you out onto the deck where boisterous barbies with family and friends will be a breeze with its built-in grill, abundant seating and both covered and sun-drenched spaces. The fully fenced garden has space for a swing set and a trampoline and is a secure haven for the kids and pets to enjoy! The accommodation is comprised of 4 sumptuous bedrooms, including an oversized master that runs off the entry and features a walk-in robe plus a chic ensuite. Not to mention the second family bathroom with shower, tub and separate toilet facilities that is cleverly positioned within the junior wing down a separate hallway. A short zip to the Cranbourne South Primary School, Cranbourne West Secondary College, Botanic Ridge Village, the local general store and the Settlers Run Golf Course, this display-like opportunity comes complete with a double remote garage with internal access, colourbond roofing and pristine established landscaping. It's purely a case of settling in and enjoying a relaxed lifestyle! **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.