

18 Green Mist Crescent, Botanic Ridge, Vic 3977



House For Sale

Sunday, 23 June 2024

18 Green Mist Crescent, Botanic Ridge, Vic 3977

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1872 m2

Type: House



Paul Ringeri
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Paris Thomson
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\$1,395,000 - \$1,520,000

BOTANIC RIDGE (NO BODY CORPORATE FEES APPLICABLE): **PLEASE NOTE THAT THE GRANNY FLAT IS NOT INCLUDED IN THE SALE** Privately secluded at the end of a long driveway and sitting on just over 1,870m² hugged by tall boundary trees, this sprawling 5-bedroom residence pairs period-style charm with modern convenience. Beyond a sandstone facade and extensive wrap-around verandah, the well-appointed single-level layout provides 3 separate living areas plus a separate dining zone with lofty ceilings, chic timber flooring and creamy ceramic tiling underfoot. An elegant hostess kitchen with sleek stone benchtops is fitted with a 900mm freestanding oven, gas cooktop and a stainless-steel dishwasher to provide the perfect setup for cooking and clean-up from toast to roast. Glass sliding doors flank the family room and open into the decked under-roofline alfresco with adjoining high-pitched pergola. Leading to the expansive grassed yard with a built-in playground and half-court basketball court, this space has to be one of the major selling attractions! A bonus rumpus room complements the junior wing of the residence, while the master bedroom boasts a walk-in robe and a spa ensuite in the parents' quarters beside the formal lounge of this highly family-focused opportunity. An easy walk to Cranbourne South Primary School and the local general store and only moments to Settlers Run and Botanic Ridge Village, 18 Green Mist Crescent comes complete with ducted heating and cooling, a double lock-up garage with drive-through and internal access together with double gates en route to the rear. Here lies a sensational opportunity for those focused on location! Slightly further afield, you are only a brisk drive from a choice of 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.