

**3 Bookleaf Road, Botanic Ridge, VIC, 3977**



**House For Sale**

Friday, 16 August 2024

**3 Bookleaf Road, Botanic Ridge, VIC, 3977**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shane Teo

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## **A modern lifestyle perfect for young families**

Showcasing a harmonious blend of contemporary design and modern convenience, this three-bedroom townhouse is ideally located just blocks from Botanic Ridge Primary School and Homestead Park. It provides couples and young families with a seamless living experience that embraces a leisure-focused lifestyle without the upkeep.

Low-maintenance gardens accentuate a contemporary exterior, while inside features a welcoming ground-floor social domain and a private first-floor accommodation zone, ensuring the perfect balance of privacy and connectivity for young families. Both open and airy, the rear social domain fosters family connection within the living and dining areas, integrating seamlessly with a sun-drenched patio and a stone-finished kitchen comprising sleek stone benchtops, gas cooktop and underbench oven, and direct laundry access with private powder room.

Keeping privacy at the forefront with plantation shutters across all first-floor bedrooms, the accommodation comprises three bedrooms including the master with ensuite and walk-in robe, and a main bathroom with oversized shower and single vanity with under bench storage. With split-system heating and cooling, discrete storage throughout, rear water tank, an outdoor roller blind and a double garage with internal access, this impressive two-storey home delivers an appealing residential proposition in the heart of Botanic Ridge, moments from Botanic Ridge Village, Bluebird Early Education, and public transport.

Should you require any further information, please do not hesitate to contact Shane Teo on 0426 277 138 anytime.

Please note Photo ID is required for all inspections.

All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.