

# 7 Platypus Rise, Botanic Ridge, Vic 3977



## House For Sale

Wednesday, 10 July 2024

7 Platypus Rise, Botanic Ridge, Vic 3977

Bedrooms: 4

Bathrooms: 2

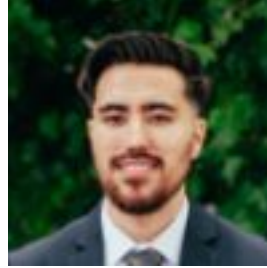
Parkings: 2

Area: 419 m2

Type: House



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**\$695,000 - \$750,000**

ACACIA ESTATE, BOTANIC RIDGE: Encircled by walking trails and waterways in blissful Botanic Ridge, enjoy a charmed lifestyle of carefree living and easy outdoor entertaining from this very comfortable home. Captivating with its free-flowing floorplan and stylish coastal aesthetic, 7 Platypus Rise is a certain addition to your property inspection list! Positioned on a tranquil garden allotment with ample room for kids and grandkids to play, the single-storey floorplan features an expansive 7.6-metre living area with light oak-style flooring and a lofty ceiling that further amplifies the space. Smooth stone benchtops and stainless-steel appliances adorn the elegant contemporary hostess kitchen, while open-air hosting can be relished throughout the seasons on the BBQ deck with both an under-roofline alfresco with rolldown blinds and a sun-soaked zone for balmy afternoons. Fitted with a walk-in robe and its own ensuite, the master bedroom is superbly self-contained. The 3 additional bedrooms with built-in robes are serviced by a full family bathroom with a shower, bathtub and separate toilet facilities. Complete with ducted heating, evaporative cooling and a double lock-up garage that opens directly to the laundry, this turnkey residence provides every single comfort and convenience for immediate move-in readiness. Here lies a sensational opportunity for those focused on location! With easy access to day-to-day amenities, you are within moments of the Botanic Ridge Village shopping mall, local primary school and the junior football club. Slightly further afield, you are only a brisk drive from a choice of additional shopping centres. 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 sale status may change before pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.