



## 22 Citronelle Circuit BROOKFIELD VIC

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Ideal for an investment or first home, this modern day property offers exceptional value located in Botanica Springs Estate. Comprising of ducted heating, split system cooling, study, three good size bedrooms all with built in robes and master with walk in robe and ensuite, along with a large open plan Kitchen, Meals and Family area makes this the perfect first home for someone looking to break into the market or even add another home to your portfolio. Along with a double car garage and side access set on a 600m<sup>2</sup> allotment assures this property will not last long so call today to arrange an inspection. Potential rental return \$320.00 per week.

**Land Size** : 600 sqm

**View** : <https://www.ypa.com.au/7398883>



**Vickie Ramon**  
0403 194 621

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