



## 209 Botanica Springs Boulevard BROOKFIELD VIC

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Opportunities to buy into a dream lifestyle are few and far between, but this immaculately built property has all the features you have been searching for. Positioned in the highly sought after Botanica Springs estate, featuring the highly sought after benefits public transport, walking tracks and easy amenity access.

Boasting inclusions and finishes of the highest quality and offering extras and upgrades that simply must be seen to be believed. This wonderful home comprises of four generous sized bedrooms, two bathrooms, modern kitchen and large family/meals area with adjoining colorbond pergola.

Additional features include: heating/cooling, stainless steel appliances, side access, established gardens, double garage w/drive through access, 9ft ceilings, downlights and much more.

With houses selling quickly, you don't want to miss an

**Land Size** : 462 sqm

**View** : <https://www.ypa.com.au/7399397>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.