



## 170 Clarkes Road Brookfield VIC

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This stunning family home is positioned in the highly sought-after Botanica Springs Estate in Brookfield on a generous 544m<sup>2</sup> (approx.) parcel of land, nearby to all of Brookfield has to offer such as local parklands, schools (including the upcoming brand-new school), public transport, and shops. With access to the community centre which offers a gym, tennis courts, pool and so much more!

The quality is evident from the front of the property which further continues throughout this beautiful home. Upon entry you are met with high ceilings and a large loungeroom. Adjacent to this, the huge master bedroom offers an abundance of space, further complimented by, a large walk-in robe and a stunning ensuite featuring a larger shower, double vanity, and separate toilet. The three remaining bedrooms all massive in size and feature built in robes and serviced by a bright central bathroom.

**Price** : \$ 627,000  
**Land Size** : 544 sqm  
**View** : <https://www.ypa.com.au/7995332>



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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.

