



## 209 Botanica Springs Boulevard BROOKFIELD VIC

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Situated on a healthy 462m2 landsize (approx.) This well-presented home is perfectly located in the sought after pocket in Brookfield. With parklands, public transport, Shopping, schools (including the recently opened Brookfield Primary School) and is just moments away from Woodgrove Shopping Centre, ideal for a first home buyers, downsizers and investors.

This low maintenance open plan home has everything you could possibly need. To the left of the entrance is the generously sized master bedroom, featuring a walk-in and a well appointed ensuite. The remaining three bedrooms are all great size and feature built in robes and are serviced by a modern & convenient central bathroom.

The heart of the home features an open plan family and meals area which with a multi-window layout that allows in

**Price** : \$539,000 - \$579,000  
**Land Size** : 462 sqm  
**View** : <https://www.ypa.com.au/8123166>



**Tahlia Hall**  
**0422 419 589**



**Junior MuBashar**  
**0450 644 606**



Living Area: 139sqm (approx)



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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.