



## 32 Ironbark Way BROOKFIELD VIC

5 2 2

This superbly presented home situated in the Botanica Springs estate, located walking distance to leisure centre with swimming pools, tennis court and function room. This stunning home is ready for you to move straight in and enjoy, offering a fantastic family-friendly layout, combined with an easy to maintain garden and set on a large 722m<sup>2</sup> (approx.) allotment.

Inside, you are welcomed by the beautiful entry hall with a formal front lounge, adjacently positioned is a huge master bedroom featuring ensuite and walk in robe.

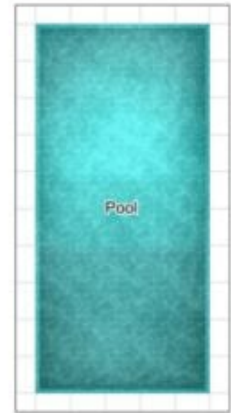
The heart of the home comprises of a spacious and light filled open plan living, dining and kitchen area offering modern 900mm stainless steel appliances and ample storage space, a large central U-Shaped island benchtop, further complimented by a huge back rumpus/theatre room

**Land Size** : 722 sqm

**View** : <https://www.ypa.com.au/7382921>



**Shane O'Brien**  
0431 766 082



## 32 Ironbark Way, Brookfield

ypa

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. an 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.

