



## 34 Leyana Crescent BROOKFIELD VIC

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Located in the prestigious Botanica Springs estate in Brookfield, this magnificent home only two years old and upgraded with no expenses spared, awaits one lucky buyer.

Situated on a large 590m<sup>2</sup> block (aprx.) and comprising of four oversized bedrooms with BIRS (master with WIR and ensuite), modern gallery style kitchen fitted with 900mm stainless steel appliances, central bathroom and three large living areas including, kids retreat, rumpus room and open plan living and dining.

Other upgrades include: 9ft ceilings throughout, ducted heating/cooling, decking, landscaping, stone benchtops and so much more.

Dont miss your opportunity to obtain your next family domain. Call today to arrange an inspection.

**Land Size** : 590 sqm

**View** : <https://www.ypa.com.au/7399372>



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YPA

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.

