



**131 Botanica Springs Boulevard BROOKFIELD VIC**

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Situated in quite possibly one of the most sought after pockets of Botanica Springs BROOKFIELD in close proximity to schools, shops, public transport and so much more, this sensational family domain offers high quality living that is constantly sought after, yet rarely found.

Entering this home you will be amazed by the generous space on offer. Lined with solid spotted gum floorboards and quality fixtures throughout, this home comprises of: four large bedrooms with BIRs, master bedroom featuring WIR and stunning ensuite, whilst the remaining rooms are serviced by a bright central bathroom with spa bath.

The open floorplan showcases family living at its finest with a spacious formal lounge upon entry and a rumpus room at the back of the home which is overseen by the formal

**View :** <https://www.ypa.com.au/7399725>



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## 131 Botanica Springs Boulevard, Brookfield

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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.

