



### 17 Moonflower Drive Fraser Rise VIC

Building your dream home in the Botania estate offers an exceptional opportunity to immerse yourself in the vibrant community of the local area. Located in the ever-popular Fraser Rise, the Botania estate boasts a prime location that provides easy access to a myriad of amenities and services. From beautiful parklands, local grocers, surrounding restaurants. There's something for everyone to enjoy. Families will appreciate the proximity to quality primary and secondary schools such as Springside West Secondary College, ensuring excellent educational opportunities for children. Additionally, local shops and larger shopping centers like Aintree Shopping Centre, Watergardens and CS Square cater to your everyday needs and entertainment desires.

The convenience doesn't stop there. Living in the Botania estate means you're well-connected to transportation networks, making commuting to work or exploring the wider area hassle-free. Whether you prefer driving or public transit, you'll have convenient access to major roads and public transport options. Furthermore, the titled 383m<sup>2</sup> parcel of land provides ample space to design and build the home of your dreams. Whether you envision a spacious family residence, a contemporary urban abode, or a cozy retreat, there's plenty of room to bring your vision to life.

Dimensions Below:

**Price** : PRIVATE SALE | \$365,000 - \$400,000  
**Land Size** : 383 sqm  
**View** : <https://www.ypa.com.au/7957473>



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