



## 137 Botanica Springs Boulevard BROOKFIELD VIC

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. This beautifully 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.

. This low maintenance open plan home has everything you could possibly need. As you walk in you are met by the style and homely feel, to the right of the entrance is the generously sized master bedroom, featuring a walk-in and stunning ensuite. The remaining two bedrooms are all great size and feature built in robes and are serviced by a modern & convenient central bathroom.

. As you get to the rear of the property opens up to the large light-filled open plan family and meals area with the modern kitchen with ample storage, dishwasher, stainless-steel gas cooktop and oven, creating the perfect family domain.

**Land Size** : 330 sqm

**View** : <https://www.ypa.com.au/8037541>



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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.

