

## 13 Botanica Springs Boulevard Brookfield VIC

4 🏠 2 🚗 3 🚗

Oozing with class, charm and modern functionality, this outstanding family home provides the ultimate destination for anyone's new home. Residing in the prestigious Brookfield estate this property sits in close proximity to schools of all levels including Melton Christian College and the brand new Binap Primary School, parks and walking tracks, childcare centres, Melton Train Station and so much more. This property also boasts access to the Botanica Springs Leisure Centre. With a great 682m<sup>2</sup> (approx.) of land on offer, this home provides something for every member of the family, whether it be the multiple living areas, or the amazing outdoor area.

Walking up to the home you are greeted with a true sense of grandeur; the large bold façade with featured stack stone pillars welcomes you while the surrounding landscaped grassed and trees create a colourful domain to enter. While

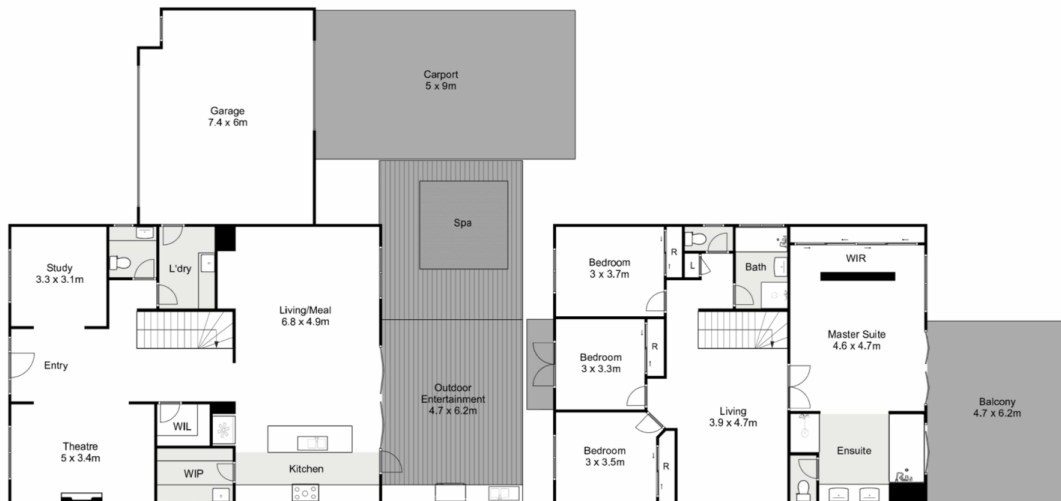
**Price** : \$ 900,000  
**Land Size** : 682 sqm  
**View** : <https://www.ypa.com.au/8234409>



**Shane Spiteri**  
0488 980 115



**Ricky Frew**  
0402 007 100



## 13 Botanica Springs Boulevard, Brookfield

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.

