



32 Callista Street, Botanic Ridge

Lifestyle, Location & Large-Scale Family Living on a 720m2 Block

Set amongst the tree-lined streets, expansive parklands and a relaxed lifestyle that makes Botanic Ridge one of the South-East's most desirable family communities, this impressive four-bedroom plus study (or fifth bedroom) residence on an expansive approx. 720m2 allotment delivers exceptional space, quality and versatility for the growing family.

Designed with both entertaining and everyday family living in mind, this well designed and presented home boasts an abundance of oversized living areas that provide everyone with their own space to relax.

You are welcomed by a substantial formal lounge/theatre room featuring timber flooring, creating the perfect retreat for movie nights, watching the footy with friends or simply unwinding in comfort. Flowing through the home is the enormous family living zone with attractive parquet flooring, offering a warm and inviting space where the whole family can come together.

At the heart of the home is the stylish modern kitchen, perfectly appointed with quality stone benchtops, striking glass splashbacks,

5 2 2

FOR SALE

\$1,098,000

VIEW

Sat 24th Oct @ 1:00PM - 1:20PM

AGENTS

Darren Saxon

0418 341 722

darren.saxon@ljhcasey.com.au

AGENCY

LJ Hooker Cranbourne

(03) 5996 4777

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Interested parties must rely solely on their own enquiries.

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stainless steel appliances including a dishwasher and an oversized walk-in pantry, ensuring ample storage for the busiest of households. Overlooking the spacious tiled dining area, this central hub is ideal for both casual family meals and entertaining guests.

Sliding doors lead seamlessly to the massive fully enclosed alfresco area-an outstanding extension of the home that creates the ultimate year-round entertaining space. Whether hosting large family celebrations, weekend barbecues or catching up with friends, this impressive outdoor room caters effortlessly to every occasion.

Accommodation is equally impressive, with four genuinely oversized bedrooms ensuring everyone enjoys their own private sanctuary. The enormous master suite is a true parents' retreat, complete with an expansive walk-in robe, luxurious his-and-her ensuite featuring dual vanities and a separate toilet. The remaining three bedrooms all include double mirrored sliding robes and are serviced by a stylish central family bathroom and separate powder room.

Adding further flexibility, the spacious study positioned near the front entrance and an adjoining the powder room easily converts into a fifth bedroom, nursery or an ideal work-from-home office.

The oversized remote double garage includes built-in cabinetry, internal access and additional storage, while the generous allotment provides excellent side and rear yard space, offering privacy and plenty of room for children and pets to enjoy.

Additional features include:

- " Approx. 720m² allotment
- Four oversized bedrooms plus large study/fifth bedroom
- Multiple expansive living zones
- Formal theatre/lounge with timber flooring
- Huge family room with parquetry flooring
- Modern kitchen with stone benchtops and quality stainless steel appliances and a walk-in pantry
- Ducted heating and vacuum system and Evaporative cooling
- Massive fully enclosed alfresco entertaining area
- Oversized double garage with built-in cupboards and internal access
- Excellent side access and generous rear yard providing privacy and outdoor space

Positioned in one of Botanic Ridge's most sought-after family locations, you'll love the lifestyle on offer. Enjoy an easy walk to beautiful parks, playgrounds and walking trails, while being only minutes from the renowned Settlers Run Golf & Country Club, Botanic Ridge Village Shopping Centre with Coles and specialty stores, Botanic Ridge Primary School, childcare facilities and local sporting grounds. A short drive places you in the heart of Cranbourne, with major shopping centres, secondary schools, sporting facilities and train services providing an easy commute to Melbourne's CBD.

Combining generous proportions, quality finishes, exceptional entertaining spaces and a premium family lifestyle, this outstanding residence is a rare opportunity to secure the complete package in one of Botanic Ridge's finest locations. Inspection is certain to impress.

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MORE DETAILS

Property ID	1XJ9FBS
Property Type	House
Land Area	720 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Dishwasher
	Alfresco
	Ducted Vacuum System

Darren Saxon 0418 341 722

Sales Agent / Licensed Estate Agent | darren.saxon@ljhcasey.com.au

LJ Hooker Cranbourne (03) 5996 4777

119 High Street, CRANBOURNE VIC 3977

cranbourne.ljhooker.com.au | john.deo@ljhcasey.com.au





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This floorplan is for illustration purposes only and no warranty is given to its accuracy.
Purchasers are advised to carry out their own investigations.