

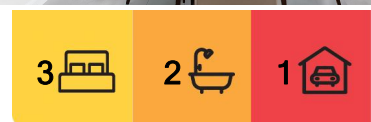


Botanic Ridge, 17 Bottletree Road

Affordable and Modern Townhouse in Highly Sought-After Botanic Ridge

This stylish and affordable two-storey, three-bedroom, two-bathroom townhouse offers an excellent opportunity for first-home buyers and savvy investors. Situated in the highly sought-after Botanic Ridge, this property is one of only three on the block, each with its own street frontage and no body corporate fees.

Upon entry, the tiled lower level presents a modern galley kitchen featuring ample cupboard space, a dishwasher, hotplates, and an oven. The kitchen opens seamlessly to both the dining area and the family room, providing a functional and inviting living space. A split-system air conditioner ensures year-round comfort. The family room extends to a generous yard with a patio, offering plenty of space for outdoor relaxation. With room for a small dog and parks, playgrounds, and lakes nearby, this home is perfectly suited to those who enjoy an active lifestyle. A small garden shed provides additional storage.



For Sale
\$550,000 - \$600,000

View
ljhooker.com.au/1XCDFBS

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The lower level also includes a separate laundry, a powder room, and internal access to the remote-controlled single garage.

Upstairs, the three spacious bedrooms are all carpeted and fitted with electric heaters. The master bedroom features a walk-in robe and a full ensuite, while the additional two bedrooms include double sliding robes and are serviced by a modern bathroom and a separate WC.

Located within a short five-minute walk to the local school, childcare facilities, parks, sporting grounds, and the Botanic Ridge Shopping Centre, residents have easy access to Coles, McDonald's, takeaway food outlets, a doctor, a pharmacy, and even a swim school.

This property presents an ideal opportunity to secure a modern home in a thriving and convenient location. Whether you are a first-home buyer looking for affordability or an investor seeking strong returns, this townhouse is a fantastic option.

Contact us today to arrange a viewing.

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More About this Property

Property ID	1XCDFBS
Property Type	Townhouse
House Size	105 m2
Land Area	176 m2
Including	Ensuite Dishwasher Carpeted Split system

Darren Saxon 0418 341 722

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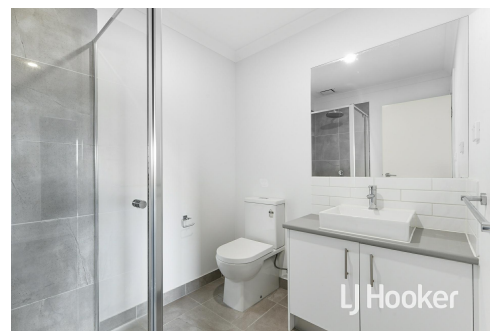
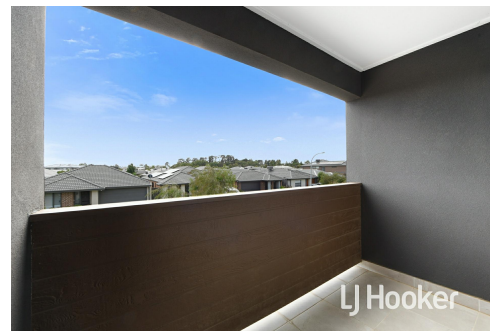
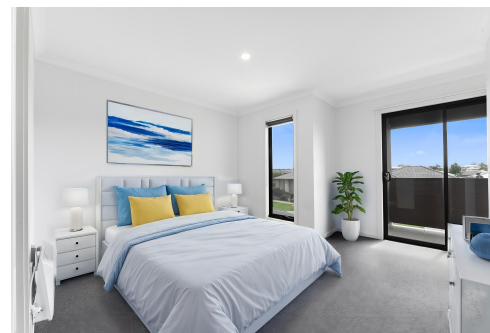
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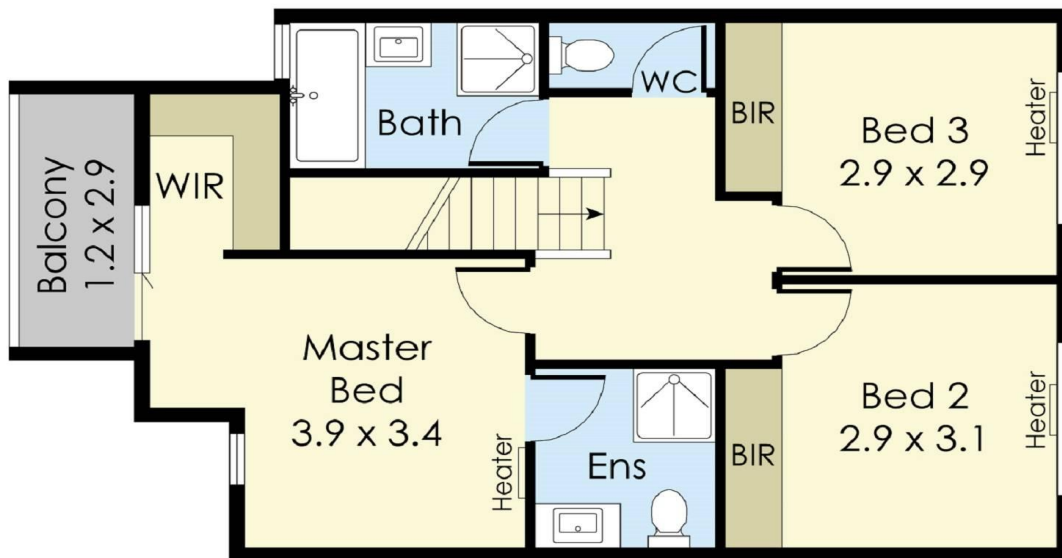
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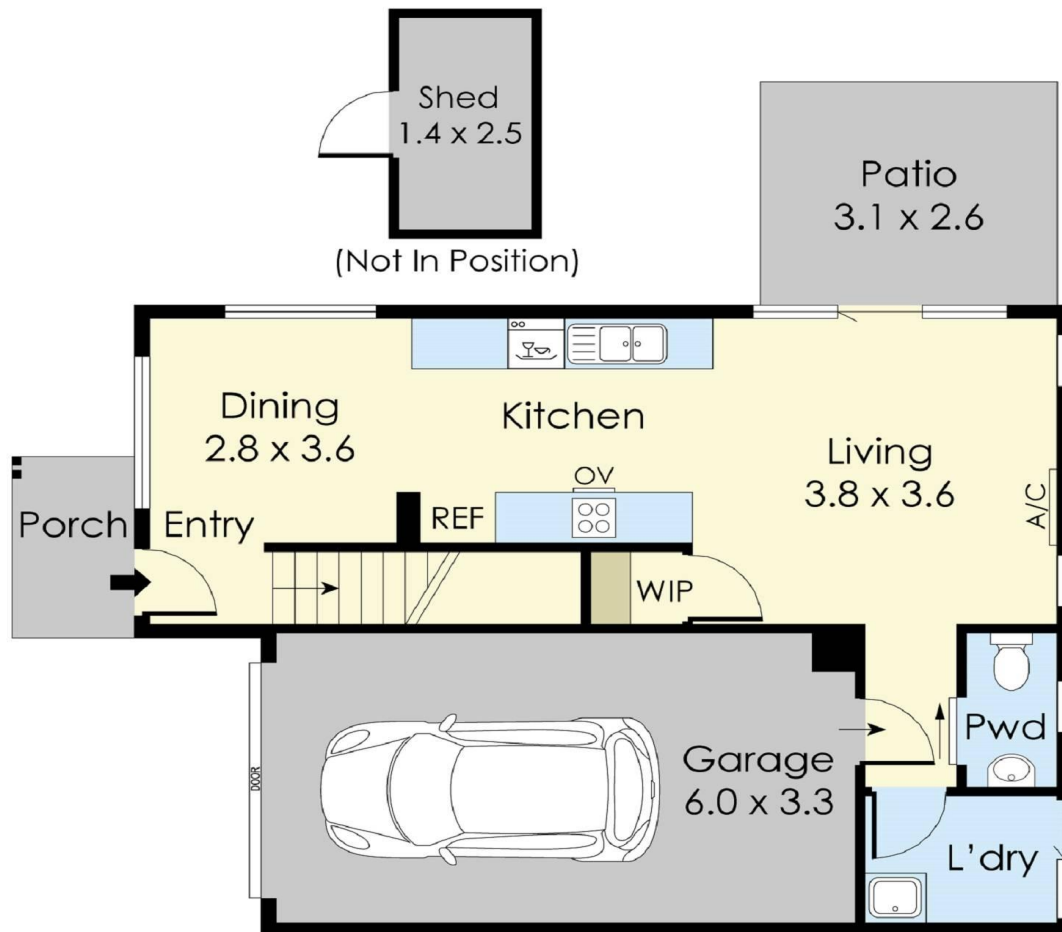


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First Floor



Ground Floor



17 Bottletree Road, Botanic Ridge

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