

Display for Sale



Ready to move in now

Kensington Grand 40

\$1,040,000 - 1,100,000



Botanical Estate

25 Poppy Street, Mickleham, 3064

Lot Size: 512m²

This remarkable property offers a harmonious blend of style, functionality, and modern living. As you step inside, you'll be greeted by a dedicated study and exquisite formal lounge with gas fireplace. Venturing further into the space, the light-filled open plan living area serves as the heart of the home, with seamless access to the outdoor alfresco. The spacious kitchen is a culinary enthusiast's dream, featuring an L-shaped island bench, a walk-in pantry, Caesarstone benchtops, and a striking feature tiled splashback. In the rear corner you'll find a bonus living area which makes for a fantastic kids' playroom or dedicated theatre space. Upstairs, you'll find the fourth living area, a built-in kids' study zone, 3 secondary bedrooms with walk-in robes, spacious family bathroom and an exceptional master suite with huge shower, dual basin vanity, grand dressing room and front balcony. Indulge in the comfort of extra heavy-duty carpet with premium underlay, providing a soft underfoot experience, complemented by wide format porcelain tiles to the main living area, entry and wet areas. Quality finishes abound, like luxury window furnishings, wallpaper, pendant lights, downlights, zoned alarm system and TVs to the living, rumpus, activity and master suite. Step outside into the landscaped gardens, featuring timed irrigation to garden beds, exposed aggregate driveway and paths and tiled alfresco with ceiling fan and an outdoor gas fireplace, perfect for entertaining or enjoying the outdoors. Don't miss the opportunity to make this exceptional home your own.

Ready to move in now



**For more information
contact Hannah on 0467 667 741**

Inspire
CONTEMPORARY LIVING

Display for Sale



CARLISLE



Kensington Grand 40

For more information contact Hannah on 0467 667 741

\$1,040,000 - 1,100,000

Why buy a display home in Botanical Estate?



Just north of the Melbourne CBD, something special is beginning to bloom. A community where mother nature and modern life exist in perfect harmony to create a place that's full of life. From the sweet smell of flowers in the air, to the stunning river red gum trees peppered throughout the streets and parks, you'll discover greenery and colour around every corner. Welcome to Botanical – a new home where good things are set to grow.



Location & Transport

At Botanical, you can enjoy the space you need to grow, but also the convenience of easy transport to Melbourne's city centre. Donnybrook and Craigieburn railway stations are both less than 15 minutes' drive away, and the train will get you to the Melbourne CBD in just 45 minutes. If you prefer the comfort of your car, Botanical provides easy access to Mickleham Road, and the Tullamarine Freeway. As an extra bonus, you'll enjoy being just 20 minutes from Melbourne Airport.



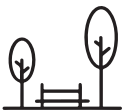
Education

When it comes to school for your children, you'll find plenty of options in Mickleham, and close by. For your little ones, there are three established primary schools close by: Mickleham Primary, Craigieburn Primary or Aitken Creek Primary. There are also four brand new primary schools planned for the area. For the bigger kids, sought-after public and private secondary schools are also nearby, such as Hume Anglican Grammar, Craigieburn Secondary College and Kolbe Catholic College. If childcare is what you need, there are plenty of choices conveniently located throughout Mickleham and nearby Craigieburn.



Shopping & Lifestyle

Purchasing a home in Mickleham doesn't mean you have to leave behind your favourite shopping, with a local shopping village planned for the Botanical community. This means you'll be just a few minutes' walk from fresh produce, discovering a new favourite café and catching up with local friends. With Craigieburn Central and Highlands shopping centres already established, a 10 minute drive up the road will get your grocery shop done in no time. The future Mickleham City Centre will be even closer – less than a 5 minute drive away.



Open Space

With over 30 hectares of planned open space to enjoy, your family will have plenty of room in which to play, relax and grow. At the heart of the community, you'll find planned 22-hectare Botanical Park featuring wetlands, a playground and a breathtaking botanical garden, all just waiting to be explored. In the surrounding suburbs, residents can enjoy many other local playgrounds, open spaces and walking tracks.



Sporting

A future sporting oval will be available for all Botanical residents. Nearby you'll find existing Splash Aqua Park and Leisure Centre, Craigieburn Sports Stadium, Hume Tennis & Community Centre and Craigieburn Football Club.

