

# Display for Sale



**CARLISLE**

*Ready to move in now*

## Matera 29

Offers over **\$950,000**



### Botanical Estate

23 Poppy Street, Mickleham, 3064

Lot Size: 448m<sup>2</sup>

Discover the perfect blend of modern living and Scandi design in this exceptional home. Boasting 4 bedrooms, 2 stylish bathrooms, 3 generous living rooms and a 2-car garage, it offers plenty of space for the growing family.

The expansive master suite, complete with a dual basin vanity and a generously sized shower in the ensuite, along with a sizable walk-in wardrobe, is a highlight. The kitchen is a chef's delight, boasting a large island bench, walk-in pantry, Caesarstone benchtops, and a textured tile splashback. This open-plan area, overlooking the meals and living spaces and extending to the alfresco, is destined to host precious moments with family and friends.

Premium features include extra heavy-duty carpet with superior underlay for ultimate comfort, stunning porcelain tile flooring in the main living areas and entry, and luxurious window finishes throughout. Revel in the added conveniences of a zoned alarm system, downlights and pendant lights, and TVs in the living and rumpus rooms. Outside, the landscaped gardens with timed irrigation, exposed aggregate driveway, and paths make maintaining an impressive exterior effortless. The tiled alfresco area, equipped with a ceiling fan, invites relaxation and enjoyment of outdoor living. This property embodies a lifestyle of both comfort and elegance, providing all the essentials for modern living. Seize the opportunity to make it yours.

**Ready to move in now**



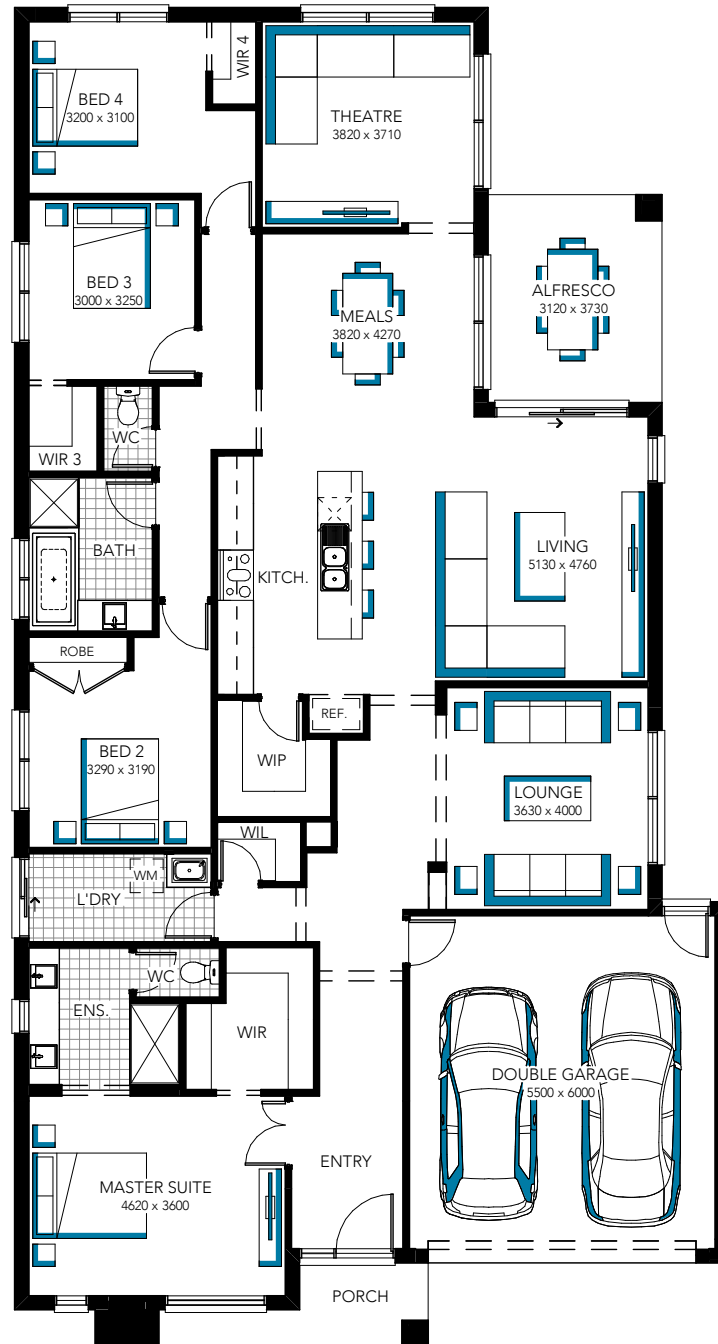
For more information  
contact Hannah on 0467 667 741

**Inspire**  
CONTEMPORARY LIVING

# Display for Sale



**CARLISLE**



**Madera 29**

For more information contact Hannah on 0467 667 741

Offers over **\$950,000**

# 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.



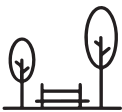
## Education

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.

# BOTANICAL

MICKLEHAM

