

32 Botley Road Donnybrook, VIC



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## Modern & Low-Maintenance Living in the Heart of Donnybrook

Set in the ever-growing Donnybrook community, this brand new, low-maintenance home is the ideal opportunity for first home buyers, savvy investors, or downsizers looking to secure a foothold in one of Melbourne's most promising growth corridors.

Cleverly designed for effortless modern living, this stylish residence blends comfort and convenience in a location that places everything within easy reach ? including shops, schools, parks, and transport links.

### Property Highlights:

- Brand new ? move in or lease out with nothing more to do
- Easy-care low-maintenance allotment ? ideal for busy lifestyles

**Price:** \$450,000 - \$495,000



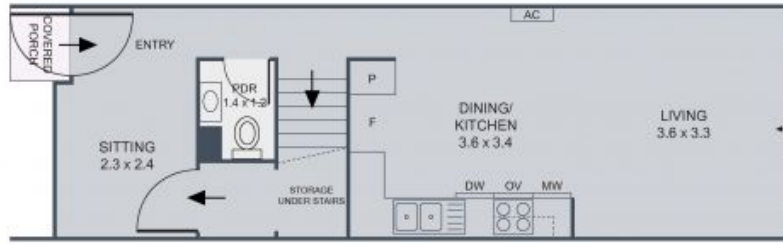
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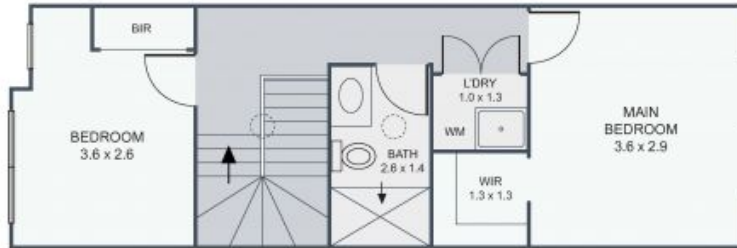


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GROUND FLOOR



FIRST FLOOR



SITE PLAN



Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.