

SETTLERS RUN

COLLECTION

THE EXCLUSIVE HOME & LAND RANGE

243 Maintop Ridge

from \$635,090*



urbanedge
HOMES

ONE OF THE BEST

This spectacular home offers the best of both worlds – there's a park over your back fence and your front yard overlooks the Greg Norman-designed championship golf course.

Offering a contemporary design with two striking levels, you'll enjoy:

- 4 large bedrooms upstairs, including a large master bedroom with balcony and ensuite. The three other bedrooms all open onto a casual living area - it's ideal for family living
- 2 bathrooms, plus a powder room
- Large open plan living, kitchen and meals area, plus a family area which opens onto the spacious backyard
- Separate theatre room and a study
- Garage with parking for two cars

INCLUSIONS

Designer kitchen with Metabox drawer system / pot draws

Caesar stone benchtops

Glass splashback to cook top area

Bonaire evaporative cooling system

5 star ducted heating system

Low voltage downlights to living areas

2590mm high ceilings

Carpet and tiling throughout

HOUSE NAME: SOGO 001



9785 6788
settlersrun.com.au

SETTLERS RUN



1 Settlers Run, Botanic Ridge (formerly part of Cranbourne South). Open daily 11am-5pm.



* Prices vary subject to inclusions. Illustrations are indicative only. Intending purchasers should make their own enquiries as to the details of any feature contained in this flyer. This is based on this home appearing on lot 243 priced at \$635,090 (house \$357,090, land \$278,000). Land priced as at February 2011.

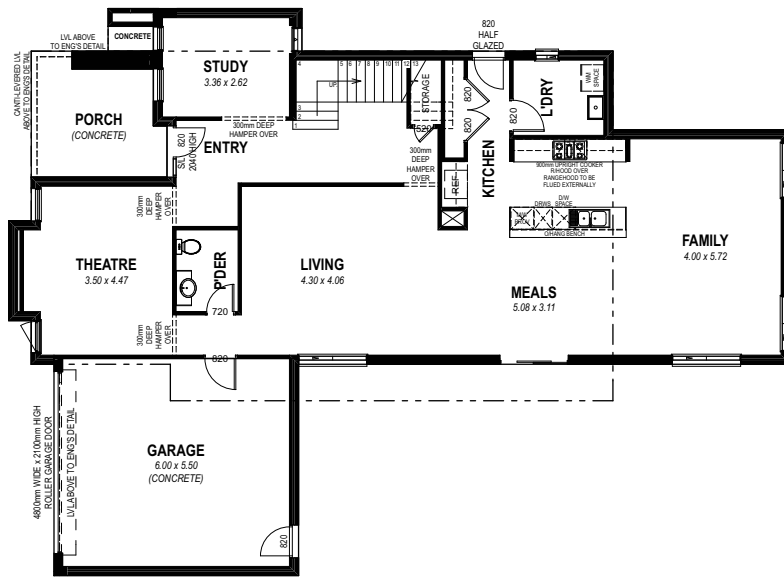
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GROUND FLOOR

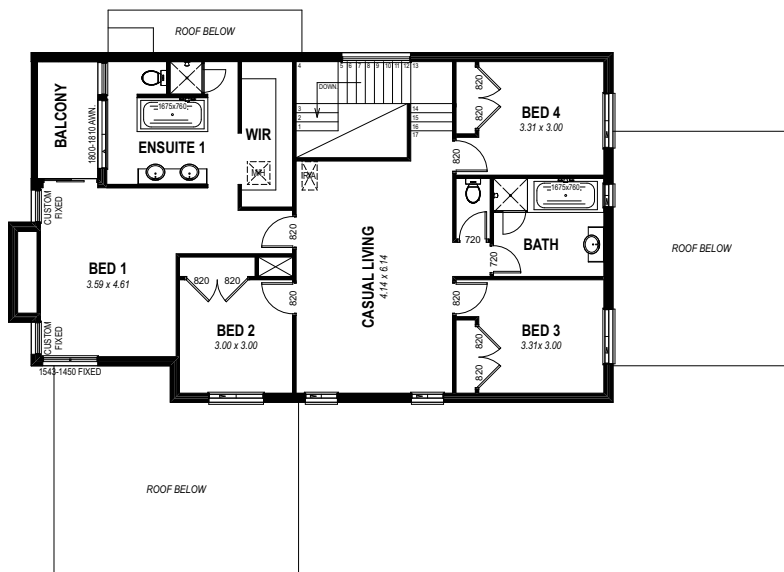


AREAS:

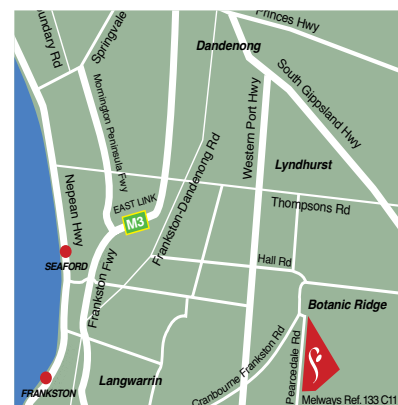
Ground floor area:	150.95m ²
First floor area:	134.94m ²
Total floor area:	338.73m ²
Porch area:	10.25m ²
Balcony area:	5.45m ²
Garage area:	37.14m ²
Total floor areas:	391.57m ²

LAND AREA: 736m²

FIRST FLOOR



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