

Point Cook, 18 Boathaven Road

Magnificent East-Facing Home Zoned to Alamanda K-9!
APPLICATIONS NOW OPEN

The Property

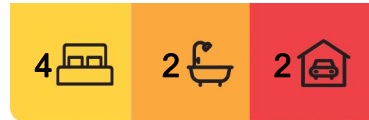
LJ Hooker Property Point presents 18 Boathaven Road, Point Cook-a magnificent single-storey family home set on approximately 612m² of premium land. Boasting four spacious bedrooms plus a study, two elegant bathrooms, and a generous 2.5-car garage with drive-through access, this home blends sophistication with practicality. Located in the highly sought-after Point Cook precinct, this property offers luxurious living with incredible access to schools, parks, and amenities.

The Point of Difference

- Four spacious bedrooms include a lavish main bedroom suite featuring a walk-in robe and a modern ensuite with double floating vanities and mirrored storage cupboards, offering both style and convenience.
- The chef's kitchen is a showstopper with sleek 40mm stone benchtops, waterfall edges, a



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For Lease
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LJ Hooker Point Cook
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butler's pantry, and high-end 900mm stainless steel appliances complemented by a dishwasher-perfect for both family living and entertaining.

- Three impressive living areas include a theatre room, formal lounge, and oversized open-plan kitchen/meals/family area with soaring vaulted ceilings. This seamlessly connects to the spacious, fully enclosable outdoor entertaining area and decking.
- The alfresco space is a standout feature, fully integrated with the open-plan living areas through timber bi-fold and stacker doors-ideal for hosting gatherings or simply enjoying the tranquil surrounds year-round.
- Beautifully landscaped front and back gardens include low-maintenance artificial turf, complemented by greenery, hedges, and rose bushes-creating a private, picturesque setting for children and pets to play.
- Additional features include refrigerated cooling, ducted heating, quality downlights, solar panels, plantation shutters, an alarm system, CCTV, drive-through garage access, and an array of modern design touches throughout.

The Point of Interest

The location of 18 Boathaven Road offers exceptional lifestyle benefits with access to Alamanda K-9 College, the Alamanda Clubhouse, gym, indoor playground, pool, and tennis courts. The Point Cook Coastal Park and Saltwater Reserve are just moments away, providing endless opportunities for outdoor recreation. Shopping is a breeze with Sanctuary Lakes Shopping Centre and Stockland Point Cook just a short drive away. This property is perfectly positioned for convenience and lifestyle, ensuring families enjoy everything this highly connected community has to offer.

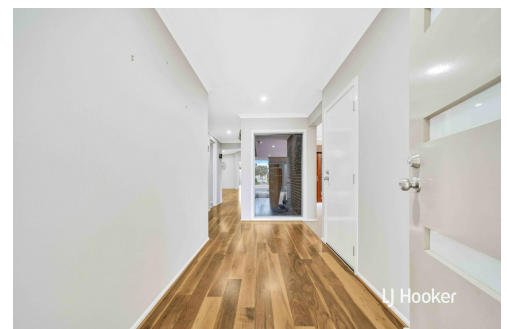
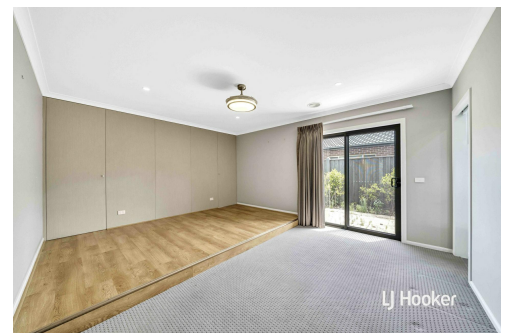
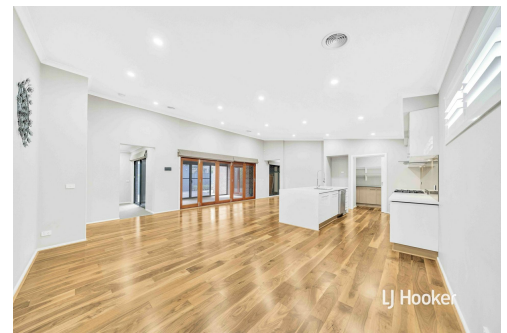
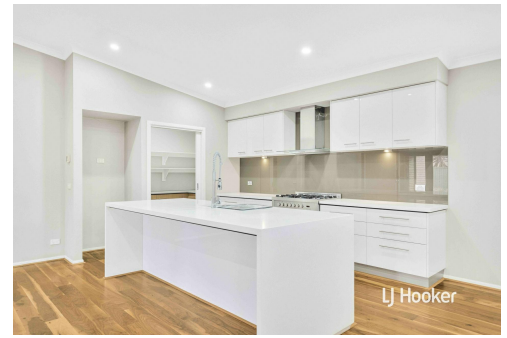
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 16/12/2024. Identification is required on entry to all private and public inspections.

More About this Property

Property ID	2FT6HGH
Property Type	House

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