



## Point Cook, 40 Grassbird Drive

Contemporary Living in the Heart of Point Cook!  
APPLICATIONS NOW OPEN

### The Property

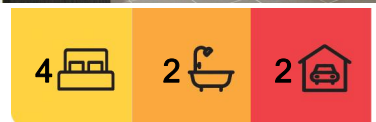
LJ Hooker Property Point presents 40 Grassbird Drive, Point Cook. Designed with family living in mind, this contemporary home combines modern style, practicality, and sustainability. Harnessing natural elements to reduce emissions, this newly built property offers a seamless blend of indoor and outdoor living. Ideally located, you'll enjoy walking or cycling to local specialty stores, parks, and amenities within minutes.

### The Point of Difference

- The principal bedroom is thoughtfully situated at the front of the home, offering privacy and tranquillity. It features a walk-in wardrobe with ample hanging space and an ensuite with a semi-frame-less glass shower, vanity storage, and a toilet for added convenience.
- Three additional bedrooms are carpeted for comfort and equipped with built-in wardrobes, offering flexible layouts to suit children's toys, accessories, or custom furniture.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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**Contact**  
**Dema Haddad**  
0487 555 700  
[dema.haddad@ljhooker.com.au](mailto:dema.haddad@ljhooker.com.au)

**LJ Hooker Point Cook**  
**(03) 9975 7080**

- The galley-style kitchen is a culinary haven, boasting a 600mm electric under-bench oven, gas cooktop, dishwasher, range hood, stone benchtops, dual sink with side drainer, a double-door pantry, and ample storage in cupboards and drawers, making it perfect for gastronomic delights.
- The open-plan living and dining area is bathed in natural sunlight, enhanced by tiled floors and abundant windows. A dedicated computer nook adds functionality to this versatile space, designed for modern family needs.
- Step outside to an alfresco dining area that promises to be the highlight of seasonal entertaining, with picturesque views of the beautifully landscaped gardens.
- Additional features include a central bathroom with a separate bath and semi-frame-less glass shower cubicle, a standalone toilet, and a tucked-away internal laundry with a linen press, laundry tub, and space for white goods.
- Climate comfort is ensured with ducted heating throughout the home and a split-system air conditioning unit in the living area. A gas hot water system enhances energy efficiency.
- The property also offers a double lock-up garage with ample room for additional storage, catering to all your practical needs.



### The Point of Interest

Located in the heart of Point Cook, 40 Grassbird Drive is zoned for Point Cook Prep—Year 9 College and Carranballac P-9 College (as of today's date). Enjoy the convenience of nearby Sanctuary Lakes Shopping Centre, recreational facilities, and public transport options. With easy access to the Princes Freeway, this home ensures a stress-free commute to Melbourne's CBD. Walking and cycling paths, parks, and specialty stores add to the lifestyle appeal of this address.



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](http://www.findmyschool.vic.gov.au) as of 23/01/2025. Identification is required on entry to all private and public inspections.



## More About this Property

<b>Property ID</b>	2G0KHGH
<b>Property Type</b>	House

**Dema Haddad 0487 555 700**  
Business Development Manager | [dema.haddad@ljhooker.com.au](mailto:dema.haddad@ljhooker.com.au)

**LJ Hooker Point Cook (03) 9975 7080**  
Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)



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