

1 Sperlonga Grove, Point Cook

Your Ideal Family Retreat in Point Cook Gardens

The Property

Welcome to 1 Sperlonga Grove, Point Cook. This large contemporary east facing home on 650m² (approx.), just minutes to Point Cook Town Center offers a harmonious blend of comfort and modern living. Boasting three generously sized bedrooms, with rumpus/fourth bedroom, two well-appointed bathrooms, and a double car garage, the residence is designed with spacious interiors and quality finishes. The open plan living areas are bathed in natural light, creating an inviting atmosphere. Situated in the desirable Point Cook Gardens Estate, residents enjoy proximity to reputable schools, shopping precincts, parks, sporting reserves, and public transport options. This property presents an exceptional opportunity to embrace a lifestyle of convenience and community.

The Point of Difference

- The home offers comfortable bedroom options, with the main suite featuring a walk-in robe and private ensuite, while additional bedrooms share easy access to the modern central bathroom.
- The living spaces provide multiple options, including a formal lounge, dining/sitting room, rumpus/fourth bedroom, and open plan living and dining area seamlessly flowing to the kitchen for

4 2 2

FOR SALE

\$990,000 - \$1,050,000

AGENTS

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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.

LJ Hooker

everyday living and relaxation.

- The kitchen features a contemporary design with sleek cabinetry, a spacious island ideal for meal preparation or casual dining, Westinghouse TouchDry dishwasher, premium stainless-steel oven and gas cooktop, a feature window that floods the space with natural light.
- The fully fenced backyard with generous side access offers a fully established food garden in a private setting, complete with a huge undercover alfresco, built-in Ziegler & Brown Turbo Elite BBQ, numerous fruit trees, a greenhouse, and a garden shed, creating an inviting outdoor retreat.
- Additional highlights include a secure double garage with internal access, evaporative cooling, ducted heating, downlights throughout, a separate laundry with linen storage, two water tanks with a combined capacity of 5000L, a Swann CCTV system with six cameras, an under-sink BioMax 4-stage drinking water filtration system, and CAT5 network connections in all rooms.

The Point of Interest

Nestled within the sought-after Point Cook Gardens estate, this home offers the perfect blend of modern living and lifestyle convenience. Surrounded by parks, reserves, and sporting facilities, it provides abundant opportunities for recreation and leisure. Zoned for Carranballac P-9 College, and with seamless access to public transport, shopping, and the freeway, it delivers a connected and vibrant family lifestyle. Nearby shopping options include Stockland Point Cook and Sanctuary Lakes Shopping Centre, providing residents with easy access to everyday essentials, dining, and leisure activities.

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 26/08/25.

MORE DETAILS

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| Property ID | 2H4YHGH |
| Property Type | House |
| Land Area | 650 m2 |

Natalie Newdick 0451 992 994

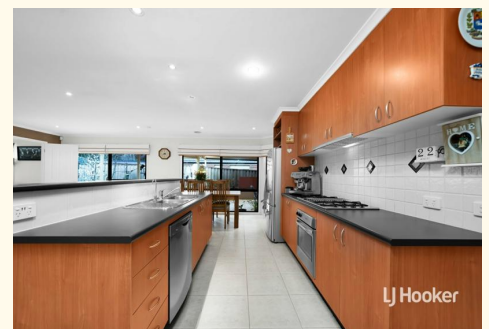
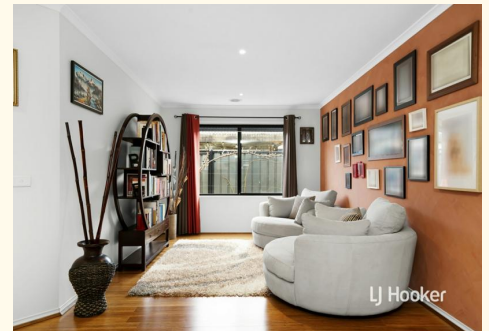
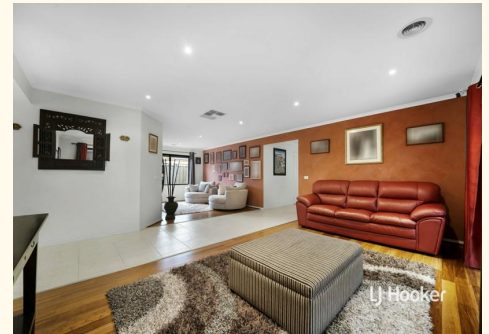
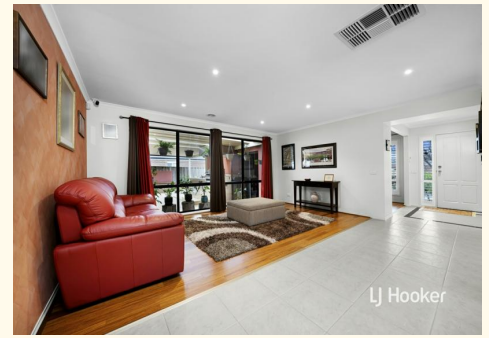
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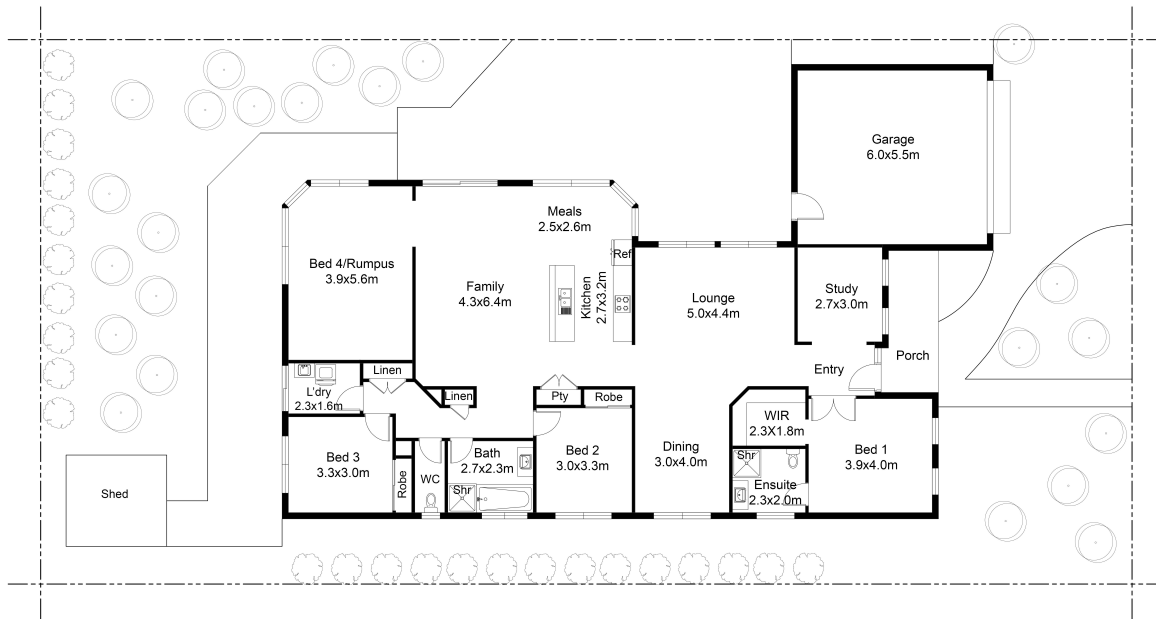
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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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