

Point Cook, 11 Licodia Avenue

Immaculate Home Showcasing Superior Design and a Prime Location

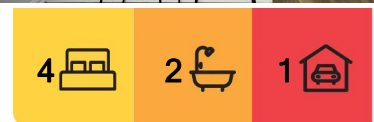
Welcome to 11 Licodia Avenue, Point Cook. Exuding elegance and charm, this stunning home is a true sanctuary, brimming with premium features and offering an abundance of space. Meticulously designed to provide both comfort and convenience, this home comprises four bedrooms, two bathrooms, two living areas, and beautifully landscaped gardens. With its exceptional location near Point Cook Town Centre, parks, transport options, and zoned for Carranballac P-9 College, this home offers the ultimate in convenience and lifestyle.

The Point of Difference

- This beautifully designed home boasts a spacious open-plan kitchen, meals, and living area that flows effortlessly into a separate lounge, creating a harmonious layout ideal for comfortable living.
- Four bedrooms, including a main suite with a walk-in robe and luxurious ensuite.



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.



For Sale
\$790,000 - \$830,000

View
l.jhooker.com.au/2G0AHGH

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Bedroom two and bedroom three have built-in robes, while all three share easy access to the modern family bathroom and separate toilet.

- The kitchen is a true highlight, equipped with premium appliances including an under-bench oven, cooktop, rangehood, bench space, pantry, and ample storage, designed to elevate your cooking experience.

- Nestled on an approximately 394m² block, the backyard comprises beautifully landscaped gardens and an inviting outdoor pergola, creating a perfect setting for entertaining and outdoor living.

- Additional features include a single car garage with internal access, ducted heating and cooling for year-round comfort, a separate laundry, quality window furnishings, and downlights throughout.

The Point of Interest

Boasting a superb location within the highly sought-after Point Cook Gardens estate, this home offers unparalleled convenience. Just moments from the Point Cook Town Centre, local parks, childcare facilities, and public transport, everything you need is within easy reach. With easy access to the Williams Landing train station and major freeway routes, commuting to Melbourne's CBD is a breeze. Zoned for Carranballac P-9 College, this property offers a prime opportunity to enjoy a vibrant lifestyle in one of Point Cook's most coveted locations.

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 05/02/2025.

More About this Property

Property ID	2G0AHGH
Property Type	House

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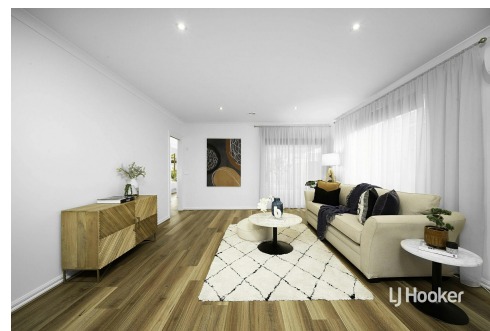
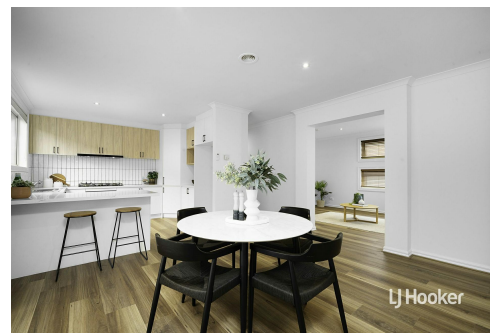
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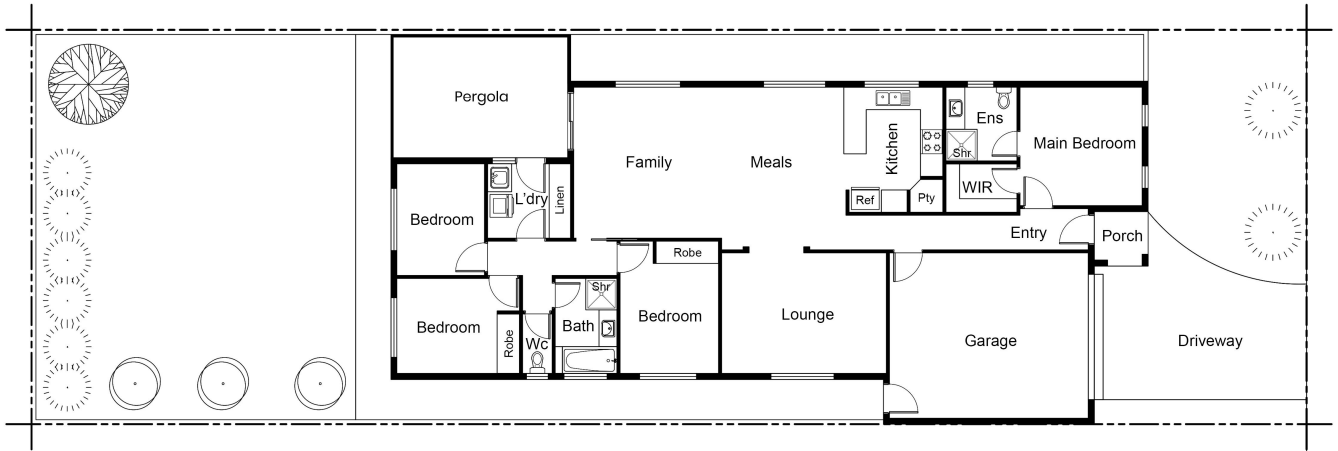
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FLOOR PLAN ON SITE PLAN

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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