



## Point Cook, 11 Sumner Crescent

Delightful Cottage-Style Home in the Heart of Boardwalk Estate

### The Property

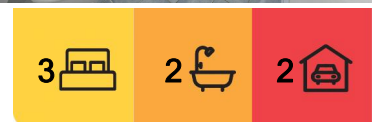
Welcome to 11 Sumner Crescent, Point Cook. This stunning cottage-style family home, known as 'Wisteria Cottage' and built by Highview Homes, seamlessly blends classic charm with modern living. Featuring three generous bedrooms, two separate living areas, and seamless indoor-outdoor flow, this inviting residence offers a warm and welcoming atmosphere. Ideally situated in the highly sought-after Boardwalk Estate, the home enjoys a superb location within easy walking distance to local schools, daycare centres, parklands, Williams Landing train station, and the vibrant Point Cook Town Centre, offering the perfect balance of lifestyle and convenience.

### The Point of Difference

- Upon entry, you are greeted by a spacious formal living area, ideal for quiet relaxation or entertaining guests. Further inside, the home features a separate open plan kitchen,



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**For Sale**  
\$740,000 - \$800,000

**View**  
By Appointment

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**LJ Hooker Point Cook**  
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meals, and family zone that flows through sliding doors to the covered alfresco.

- The kitchen is equipped with stainless steel appliances including a 4-burner gas stove, oven, and dishwasher, plenty of bench space, and a large pantry, providing ample room for cooking and storage.

- Accommodation includes three bedrooms, with the main bedroom featuring floorboards, a large walk-in robe, and a private ensuite. The remaining bedrooms are carpeted, fitted with built-in robes, and easy access to the central bathroom.

- Set on a generous 481m2 (approx.) allotment, the fully fenced backyard features a beautifully paved, Stratco-built undercover pergola that extends from the north side of the home to the west-facing rear yard, perfect for entertaining and year-round enjoyment.

- Additional features include a single-car carport and a spacious 4 x 7 x 2.5m Colorbond shed that can serve as an extra car space, workshop, or storage area. The shed is fitted with reinforced slab flooring, skylight panels, and a lockable roller door. The property also boasts ducted heating throughout, a reverse cycle split system unit, flyscreens, security screen doors, a 3 x 3 m concrete slab firepit with seating area, and an instant gas hot water system.

### The Point of Interest

Located within the prestigious Boardwalk Estate, this home benefits from a peaceful and family-friendly environment while offering easy access to a range of amenities. Residents enjoy close proximity to Point Cook Town Centre's shopping, dining, and entertainment options, as well as nearby parks, playgrounds, and quality schools. Excellent freeway access and public transport links make commuting to Melbourne's CBD or surrounding suburbs straightforward. This exceptional location combines a tranquil lifestyle with convenience, ideal for families, professionals, or investors seeking a premium property in one of Point Cook's most sought-after communities.

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 is on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 08/08/25.

## More About this Property

<b>Property ID</b>	2GZXHGH
<b>Property Type</b>	House
<b>Land Area</b>	481 m2

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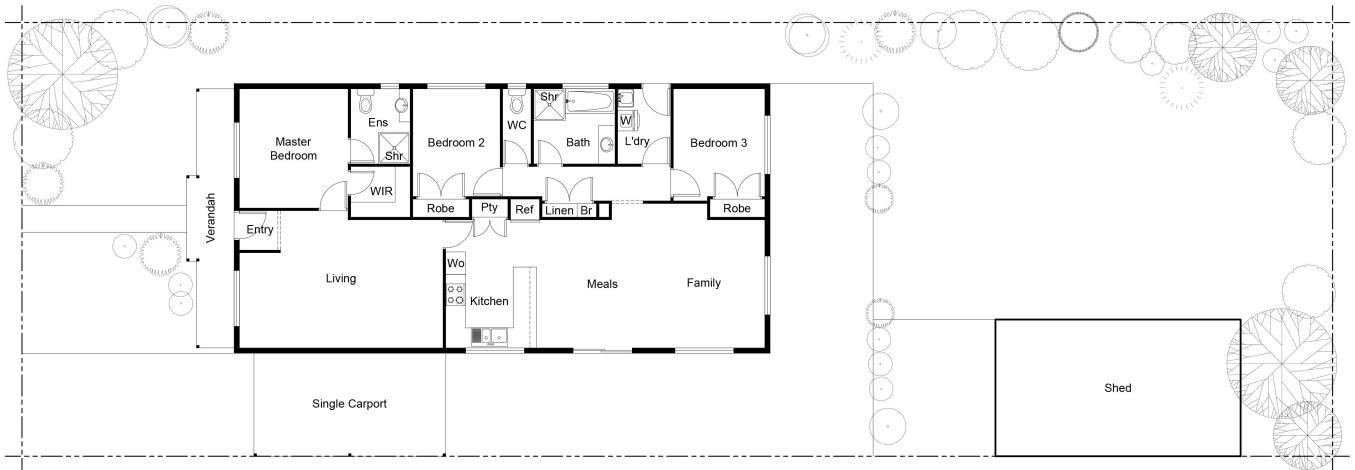
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FLOOR PLAN ON SITE

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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