



13 Central Park Avenue, Point Cook

Impeccable Presentation, Exceptional Family Living

The Property
Welcome to 13 Central Park Avenue, Point Cook. Exuding timeless charm, this stunning double-storey home presents an exceptional opportunity to embrace an enviable family lifestyle. Beautifully designed across two expansive levels, the home reveals an abundance of natural light and generous living spaces, comprising an elegant formal lounge and dining area, an additional upstairs living zone and a separate study. An expansive covered timber deck overlooks the beautifully maintained backyard, further enriching the home's appeal. Enjoying a coveted position in Point Cook's prestigious Boardwalk Estate, opposite picturesque parklands and within easy reach of Point Cook Town Centre, schools and recreational amenities.

The Point of Difference
- An outstanding array of living spaces extends across two levels, comprising a generous formal lounge and dining area, complemented by an additional upstairs living zone. A separate study with built-in desk and shelving provides an excellent home office, offering flexibility for work, leisure and family enjoyment.
- Featuring three spacious bedrooms, the home includes a main

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FOR SALE
$880,000 - $950,000

VIEW
Sat 14th Nov @ 11:20AM - 11:40AM

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Interested parties must rely solely on their own enquiries.

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suite complete with a walk-in robe and private ensuite, while the remaining bedrooms are serviced by a central family bathroom. A separate study adds another dimension to the floor plan and can be converted into a fourth bedroom.

- The well-equipped kitchen features an island bench, stainless steel appliances including a gas cooktop, oven and dishwasher, complemented by extensive cabinetry, ample preparation space and excellent storage.
- A magnificent outdoor setting awaits with an expansive covered timber deck, providing the perfect backdrop for hosting family and friends throughout the seasons. Beyond, a beautifully maintained backyard showcases lush lawns, with the generous 498m2 approx. allotment offering ample room for recreation and outdoor enjoyment.
- Additional highlights include ducted heating, evaporative cooling, downlights, excellent storage throughout, a separate laundry, downstairs powder room and a double remote-control garage with rear roller door access.

The Point of Interest

Embrace an enviable lifestyle in Point Cook's prestigious Boardwalk Estate, surrounded by picturesque wetlands, expansive parklands and scenic walking trails. Enjoy convenient access to Point Cook Town Centre, offering an extensive range of supermarkets, retail stores, cafés, restaurants and everyday essentials, while Sanctuary Lakes Shopping Centre provides further shopping and dining options. The surrounding neighbourhood offers a range of schools, childcare facilities, sporting grounds and recreational amenities. Williams Landing Train Station, public transport connections and the Princes Freeway provide convenient travel options to Melbourne's CBD and surrounding suburbs, adding to the appeal of this highly desirable Point Cook 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 as of 21/10/26.

MORE DETAILS

Property ID	2K5XHGH
Property Type	House
Land Area	498 m2







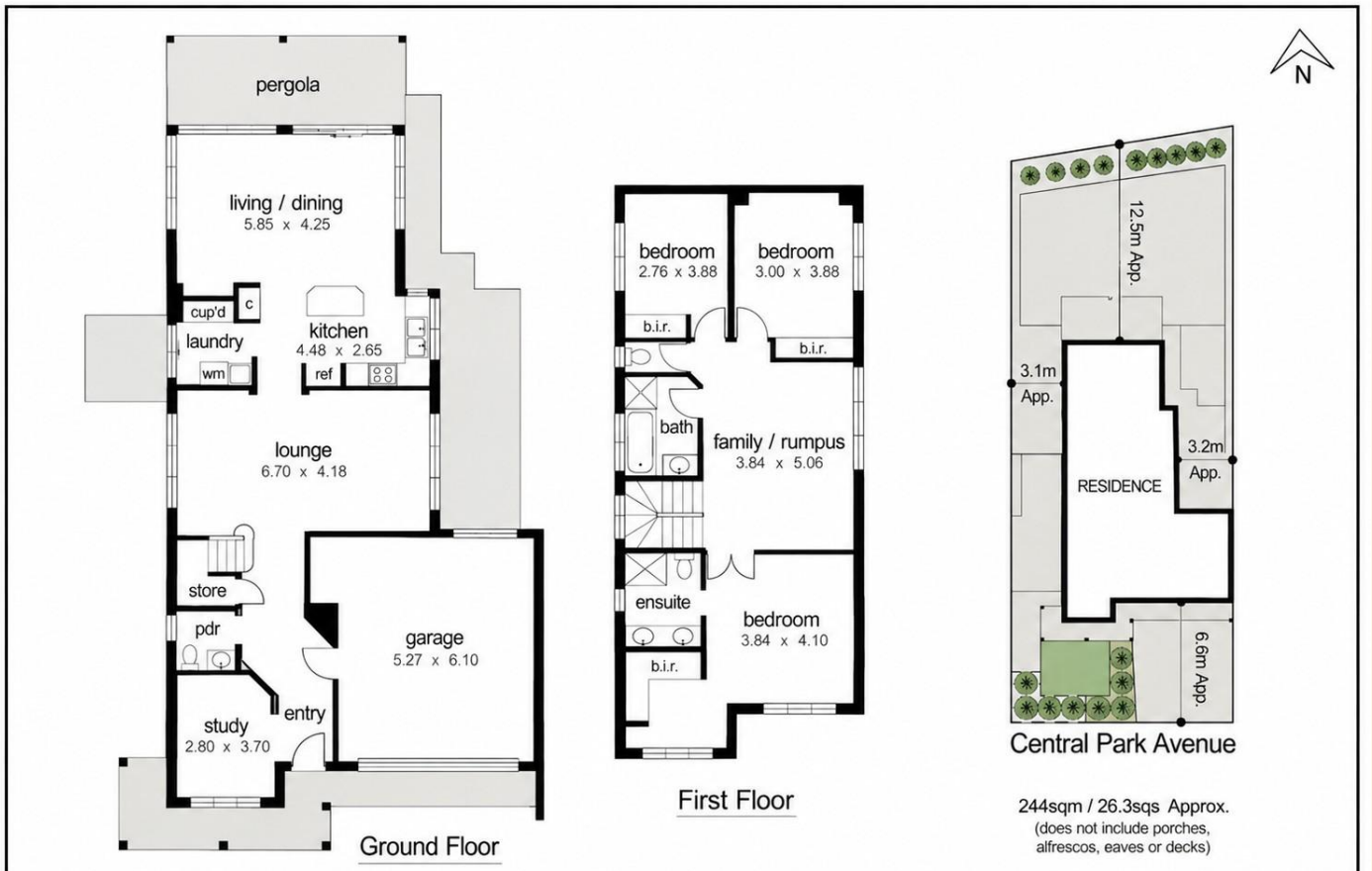




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