



Point Cook, 13 Denman Drive

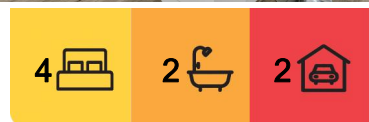
Nature, Convenience, and Lifestyle at Your Doorstep

The Property

Welcome to 13 Denman Drive, Point Cook. This impeccably presented four-bedroom, two-bathroom family home offers an inviting blend of space, style, and comfort, perfectly suited for modern living. Positioned in a thriving and family-friendly suburb, the residence features generous open-plan living areas that create a warm and welcoming atmosphere. Located close to parks, quality schools, and excellent transport links, it presents an outstanding lifestyle opportunity in a highly sought-after area.

The Point of Difference

- The spacious open-plan family/living and dining area is filled with natural light, creating a bright and inviting environment that combines comfort and style for everyday living. Additionally, there is a separate lounge room, providing an extra living space that can also be converted into a fifth bedroom if desired.
- The property comprises four bedrooms, including a spacious master suite complete with



Auction

Sat 28th Jun @ 2:00PM

View

Sat 21st Jun @ 1:30PM - 2:00PM

Contact

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a private ensuite and floor-to-ceiling robes, while the remaining bedrooms feature built-in robes and easy access to a modern central bathroom.

- The kitchen is a spectacular centerpiece, showcasing premium stainless-steel appliances, walk-in pantry, abundant bench and cupboard space, and a design that seamlessly overlooks the living areas, keeping you connected with family and guests as you prepare meals in style.

- Set on an impressive 400sqm (approx.) block, the low-maintenance backyard is a true outdoor retreat, featuring a covered pergola ideal for year-round entertaining, beautifully landscaped gardens, and a water tank that supports sustainable living.

- Additional highlights include a separate laundry, easy internal and backyard access to the double car garage, and quality finishes throughout that elevate daily living to a new level of comfort and convenience.

The Point of Interest

Nestled within the highly sought-after Paragon Estate, this home enjoys an enviable location surrounded by natural beauty and family-friendly amenities. Just moments from Saltwater Reserve's expansive 22 hectares of sporting fields and the picturesque Point Cook Coastal Park and wetlands, it offers an active and outdoor lifestyle. Families will appreciate the proximity to reputable schools, along with convenient access to early learning centres, shopping precincts, and a bus link to Williams Landing train station. This exceptional setting provides the perfect balance of community, convenience, and lifestyle in a thriving and vibrant area.

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 as of 29/05/25.

More About this Property

Property ID	2GKQHGH
Property Type	House
Land Area	404 m2

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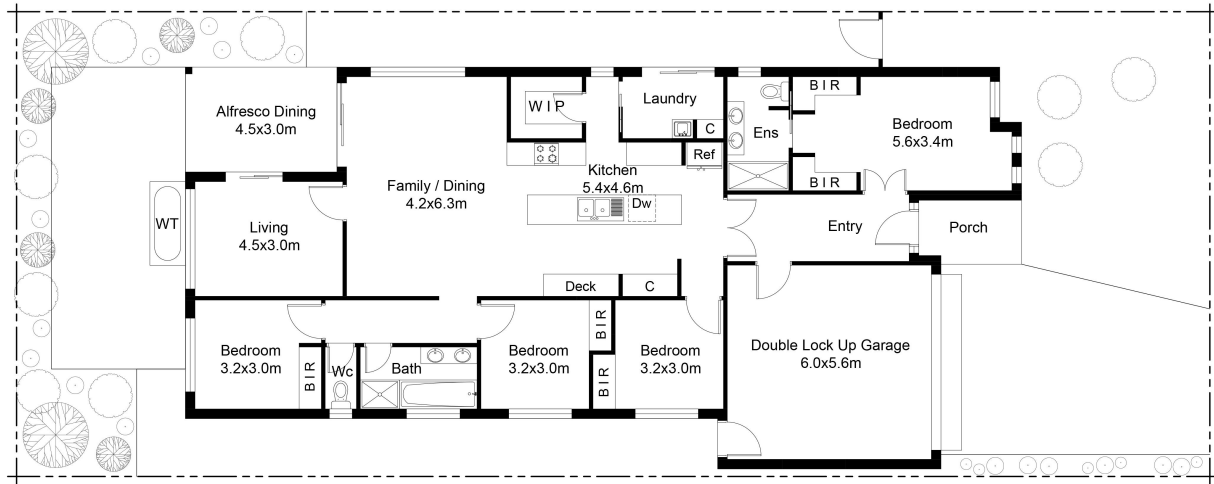
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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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