



Point Cook, 17 Kingsley Avenue

Exceptional Family Home Featuring Multiple Living Areas

4 2 6

The Property

Welcome to 17 Kingsley Avenue, Point Cook. A remarkable family sanctuary perfectly positioned in the vibrant and thriving heart of Point Cook. This exceptional four-bedroom residence boasts spacious living areas and beautifully designed interiors, all set on an impressive 594m2 (approx.) block. Surrounded by quality established homes and within easy reach of premier amenities, this home offers an unrivalled lifestyle combining comfort, versatile indoor and outdoor spaces, and unbeatable convenience for modern family living.

For Sale
\$800,000 - \$880,000

View
ljhooker.com.au/2GJMHGH

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The Point of Difference

- Multiple living zones cater to a variety of lifestyles, including a welcoming formal lounge upon entry, a spacious open-plan family and dining area at the rear, plus an additional rumpus room, offering a space for every occasion.
- The kitchen is beautifully appointed with premium stainless-steel appliances, abundant storage, generous bench space, and a sleek subway tiled splashback, all designed to



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elevate your cooking experience.

- Four spacious bedrooms include a primary suite with a walk-in robe and luxurious ensuite, while the remaining bedrooms are each fitted with built-in robes and share easy access to the main bathroom.
- A versatile multipurpose room featuring a built-in bar, shower, and toilet offers endless potential.
- Adjacent to the pergola, a large decked alfresco area invites you to enjoy outdoor dining and relaxation.
- Situated on an expansive allotment of 594m2 approx., the outdoor area boasts a generous decked undercover alfresco, perfect for outdoor dining.
- Additional features include a garage with capacity for up to six vehicles or the option to convert part of the space into a workshop, pool room, gas ducted heating, split system cooling, and other premium features throughout the home.

The Point of Interest

Perfectly positioned in the prestigious Boardwalk Estate, this exceptional home places you at the center of convenience and lifestyle. Enjoy a short walk to Stockland Point Cook, Point Cook Library, and the Community Centre, with Carranballac P-9 College also close by. Local parks are just minutes away, while the train station and M1 Freeway are easily accessible, offering seamless connectivity. This is a rare opportunity to secure a beautifully appointed home in one of Point Cook's most desirable locations, where comfort, space, and convenience come together effortlessly.

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 19/05/25.

More About this Property

Property ID	2GJMHGH
Property Type	House
Land Area	594 m2
Including	Ensuite Study Built-in-Robes Remote Garage

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