



17 Siracusa Avenue, Point Cook

A Beautifully Built Home Set in a Premier Location

The Property

Welcome to 17 Siracusa Avenue, Point Cook. Defined by its refined design and premium presentation, this double-storey residence provides a quality family environment enriched by generous proportions, natural light and a seamless sense of flow throughout. Multiple living zones, a dedicated study, an upstairs retreat and four superbly scaled bedrooms offer impressive flexibility, while the contemporary kitchen and expansive pergola elevate the home's everyday enjoyment. Set within the sought-after Point Cook Gardens Estate, it offers excellent access to schools, parks, transport and shopping, delivering convenience within a well-established neighbourhood.

The Point of Difference

- Spanning across two levels, this beautifully designed home features a formal lounge upon entry, flowing through to a spacious open-plan family and meals area, along with a separate study/home office, providing ample space to cater for everyday living.
- Comprising four bedrooms upstairs, this upper level delivers comfortable accommodation and a private retreat to unwind. The

4  2  2 

FOR SALE

\$950,000 - \$1,045,000

AGENTS

Paul Caine
0421 551 051
paul.caine@ljhooker.com.au

Mac Naidoo
0452 516 565
mac.naidoo@ljhooker.com.au

AGENCY

LJ Hooker Point Cook
(03) 9975 7080

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.



main suite features a walk-behind robe and a private ensuite with a luxurious oval bath and dual basins, while the remaining bedrooms are each fitted with built-in robes and are serviced by a modern central bathroom. A downstairs powder room adds further convenience for guests.

- The contemporary kitchen showcases quality appointments including stone benchtops, a 900mm upright cooker, rangehood, dishwasher, glass splashback, soft-close cabinetry, walk-in pantry, a plumbed fridge cavity suitable for ice/water-dispensing fridges and ample storage.
- An expansive pergola creates an inviting outdoor setting ideal for year-round enjoyment, overlooking a generous 650m² (approx.) allotment framed by established tropical-style gardens. The lawn area offers ample room for children, pets and relaxed outdoor living.
- Further highlights include a separate laundry, remote-controlled double garage with drive-through access, ducted heating, evaporative cooling, ducted vacuum, alarm system, downlights and 2.7m high ceilings.

The Point of Interest

Perfectly positioned in an exceptional location within the Point Cook Gardens Estate, the home enjoys outstanding access to key amenities including leafy parks, playgrounds, childcare facilities and the vibrant Point Cook Town Centre with its dining, shopping and everyday services. Nature lovers will appreciate the nearby Point Cook Coastal Park, Cheetham Wetlands and historic Point Cook Homestead, offering tranquil coastal walks and wide-open green spaces. Commuting is convenient with Williams Landing Station and major freeway connections nearby, while zoning to Carranballac P-9 College and a selection of respected schools further enhances the convenience and lifestyle appeal of the location.

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 25/11/25.

MORE DETAILS

Property ID	2HMQHGH
Property Type	House
Land Area	650 m ²
Including	Ensuite

Paul Caine 0421 551 051

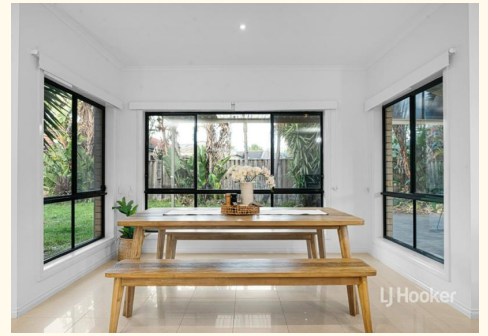
Director | Licensed Estate Agent | Auctioneer |
paul.caine@ljhooker.com.au

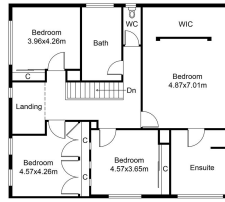
Mac Naidoo 0452 516 565

Sales Executive | mac.naidoo@ljhooker.com.au

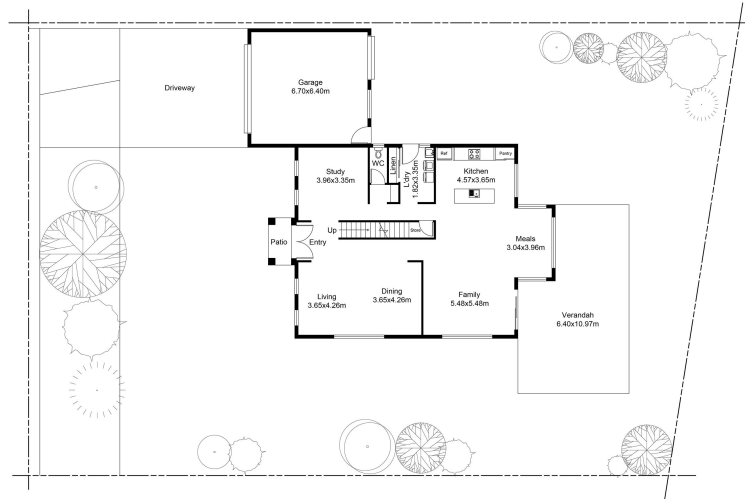
LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au





FIRST FLOOR PLAN



GROUND FLOOR 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.



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.

