





18 Trapani Avenue, Point Cook

Superior Craftsmanship and Luxurious Family Living

The Property
Welcome to 18 Trapani Avenue, Point Cook. A statement in style and superior craftsmanship, this exceptional family residence reflects the quality of a Metricon build. Immaculately presented throughout, the expansive single-level layout is complemented by multiple living spaces, soaring 9-foot ceilings, exquisitely renovated bathrooms and premium finishes, creating an immediate sense of space and luxury. Perfectly positioned on a prominent corner allotment within the sought-after Point Cook Gardens Estate, this remarkable home enjoys an enviable lifestyle just moments from Stockland Point Cook, Sanctuary Lakes Shopping Centre, quality schools, picturesque parklands and convenient public transport.

The Point of Difference
- Masterfully planned, the expansive, light-filled open-plan living areas comprise the family room, living room and dining area, creating inviting spaces for everyday family living and entertaining. Immaculate floating timber flooring and plush carpet underfoot complete the refined interiors.
- Sure to impress the avid home chef, the contemporary kitchen features a spacious island bench with breakfast bar, quality

4 2 2

FOR SALE
$1,030,000 - $1,080,000

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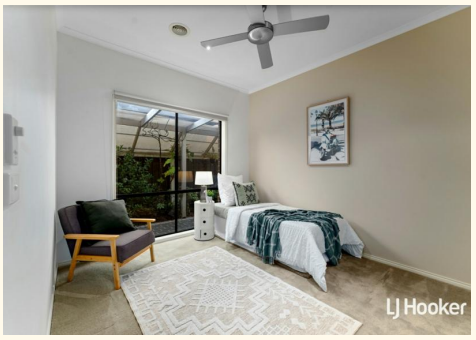
AGENCY
LJ Hooker Point Cook
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Interested parties must rely solely on their own enquiries.

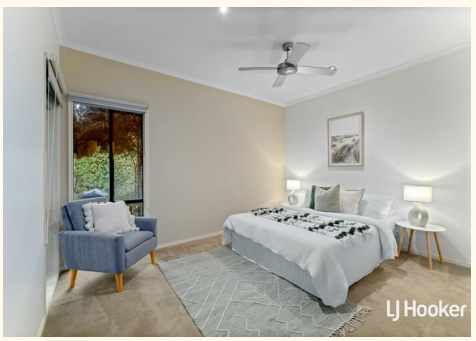
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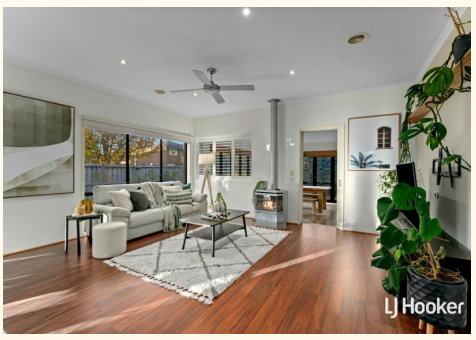
stainless-steel appliances, generous storage, and meal preparation space.
- Four spacious bedrooms provide superb family accommodation, with the impressive main suite featuring a walk-in robe, window-side sitting area, tinted windows and an exquisitely renovated ensuite complete with a luxurious double vanity, oversized shower and separate toilet.
- The renovated main bathroom features a deep soaking bathtub, separate shower, large vanity and separate toilet.
- Set upon a generous 601m2 (approx.) corner allotment, the outdoor haven showcases beautifully landscaped gardens, manicured lawns, paved surrounds, a quality Vergola pergola alfresco and a well-maintained Merbau timber deck, creating an exceptional setting for outdoor entertaining.
- Complementing the home's impressive design is a versatile multi-purpose room complete with expansive glass bi-fold doors, a plumbed gas barbecue and an industrial-style rangehood. It can also be utilised as a home office, rumpus room or games room.
- Additional highlights include soaring 9-foot ceilings, ducted heating, evaporative cooling, gas Coonara heating in the living area, ceiling fans, downlights, a separate laundry, quality window furnishings, a spacious double remote-control garage with internal access, a fully fenced backyard with rear access for boats and trailers, side access and external sun blinds to the west and north-facing windows.











The Point of Interest
Perfectly positioned within the highly regarded Point Cook Gardens Estate, this incredible home enjoys outstanding convenience with Stockland Point Cook Shopping Centre and Sanctuary Lakes Shopping Centre just moments away. Families will appreciate the property being zoned for Carranballac P-9 College, while Point Cook Senior Secondary College and Point Cook P-9 College are also nearby. Boardwalk Boulevard Wetlands, Lennon Reserve Playground and Sanctuary Lakes Golf Club provide excellent recreational opportunities, complemented by a fantastic selection of cafés, restaurants and everyday amenities. With easy access to Williams Landing and Hoppers Crossing train stations, local bus services, Werribee Mercy Hospital and the Princes Freeway, commuting to Melbourne's CBD and surrounding suburbs is quick and convenient.

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 08/07/26.

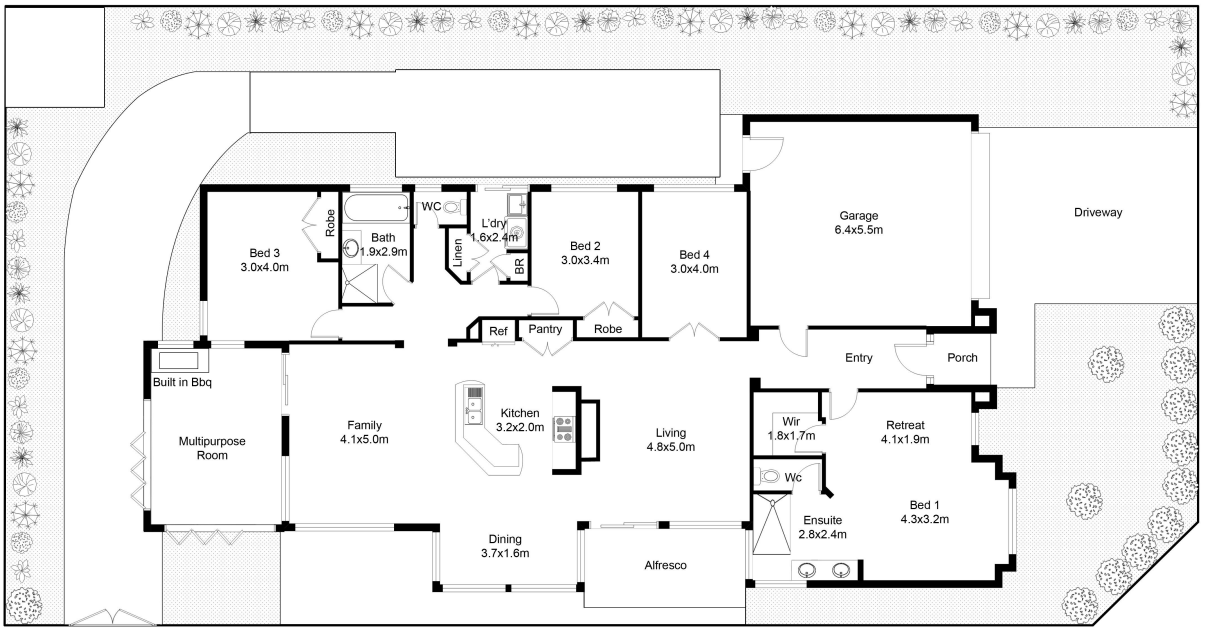
MORE DETAILS

Property ID	2JU7HGH
Property Type	House
Land Area	601 m2
Including	Study

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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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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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