

193 Sanctuary Lakes South Boulevard, Point Cook

A Home with Space to Enjoy Across Two Levels

The Property

Welcome to 193 Sanctuary Lakes South Boulevard, Point Cook. Spanning across two well-designed levels, this home features four bedrooms, multiple living areas and beautiful waterfront views. The ground floor includes a separate living room and an open-plan family and dining area, while the upstairs lounge provides a third living space. The upstairs balcony and covered outdoor area both feature timber decking, with views across the water. Located within the Sanctuary Lakes Estate, the property is approx. 2km from Sanctuary Lakes Shopping Centre and zoned to Saltwater P-9 College, approx. 1km away.

The Point of Difference

- The home offers three separate living areas, including a ground-floor lounge, an open-plan family and dining area, and an upstairs living space that opens onto the balcony.
- Four bedrooms, including a main bedroom with a walk-in robe, private ensuite and access to the balcony. Two upstairs bedrooms feature built-in robes and share a central bathroom with a bathtub and separate shower. The fourth bedroom is located downstairs, along with a separate powder room.

4 2 2

AUCTION

Sat 28th Nov @ 11:30AM

VIEW

Sat 31st Oct @ 12:15PM - 12:45PM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- The kitchen overlooks the family and dining area, featuring an island bench, ample cupboard space and pantry storage.
- Set on a 488m2 approx. allotment, the property features an upstairs balcony and covered outdoor area, both with timber decking and beautiful waterfront views. The backyard includes a lawn area and landscaped garden beds.
- Other features include timber-look flooring to the downstairs living areas, carpeted bedrooms and upstairs lounge, split-system air conditioning, separate laundry, ample storage and a double garage with internal access.

The Point of Interest

Situated within the Sanctuary Lakes Estate, the property forms part of a waterfront community featuring landscaped reserves, walking paths and open green spaces. The estate includes Sanctuary Lakes Golf Course and private recreational facilities, with access to certain facilities subject to membership conditions. Sanctuary Lakes Shopping Centre is approx. 2km from the property, offering supermarkets, retail stores, cafés and restaurants.

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 26/10/26.

MORE DETAILS

Property ID	2K6QHGH
Property Type	House
Land Area	448 m2

Paul Caine 0421 551 051

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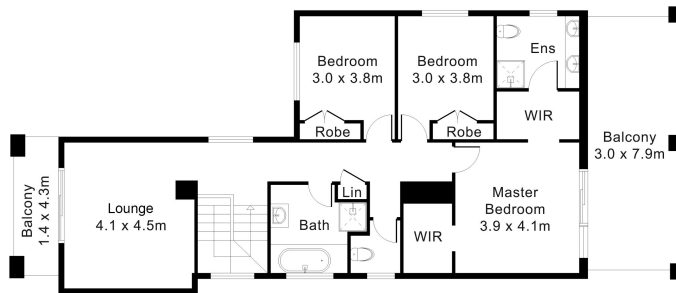
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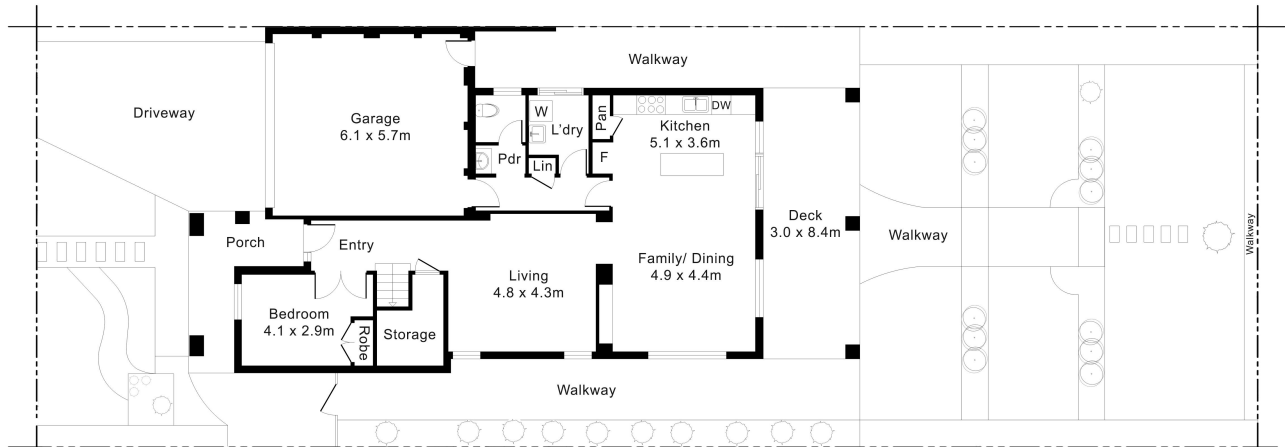
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First Floor



Ground Floor

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.

Total internal area (excluding garage): about 200 m²
Garage: about 35 m²

