



22 Lincolnheath Boulevard, Point Cook

SOLD BEFORE AUCTION By Patrick Bowen - LJ Hooker Property Point

The Property

Welcome to 22 Lincolnheath Boulevard, Point Cook. A beautifully crafted double-storey residence offering a perfect blend of comfort, space, and quality design. Set on a 415 m² (approx.) corner allotment within the prestigious Lincolnheath Estate, this elegant home comprises four spacious bedrooms, two bathrooms, and a double remote-control garage. Featuring light-filled living areas, refined finishes, and premium fittings throughout, it delivers a lifestyle defined by style and family bliss. Surrounded by walking tracks, parklands, quality schools, and everyday conveniences, this address represents a truly enviable way of living in one of Point Cook's most desirable locales.

The Point of Difference

- Upon entry, you are graced with a welcoming formal lounge that introduces a tone of warmth and quality, the perfect space to unwind or entertain, while the open plan living and dining zone at the rear is bathed in natural light and creates an inviting family hub.

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FOR SALE

\$740,000 - \$800,000

AGENTS

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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.

 **LJ Hooker**

- Comprising four well-sized bedrooms, including a peaceful main suite with a walk-in robe and private ensuite, while two further bedrooms include built-in robes and the fourth offers flexibility for guests or a home office. All are serviced by a modern central bathroom with dual vanities, separate shower, and bath.
- The kitchen highlights premium finishes and quality craftsmanship, featuring stainless-steel appliances, gas cooktop, dishwasher, tiled splashback, abundant cabinetry, and a breakfast bar, perfect for casual meals.
- Set on a 415m² (approx.) allotment, the fully fenced and spacious backyard is framed by landscaped garden beds, offering a private outdoor area with ample open space for children or pets to enjoy.
- Additional highlights include separate laundry, ducted heating, two split-system air-conditioning units, downlights throughout, quality window furnishings, and a double remote-control garage with internal access.

The Point of Interest

Positioned within the prestigious Lincolnheath Estate, this residence enjoys one of Point Cook's most sought-after locations. Residents are just moments from Sanctuary Lakes Shopping Centre, Point Cook Town Centre, and Featherbrook Village, each offering an excellent selection of retail, dining, and everyday services. The home is surrounded by parks, playgrounds, and scenic walking tracks, with Lincoln Heath Reserve, Sanctuary Lakes Golf Club, and the Cheetham Wetlands nearby for weekend recreation. Families are zoned to Carranballac P-9 College, with multiple childcare centres, sporting clubs, and community facilities within easy reach. Convenient transport options include local bus routes, Williams Landing Station, and quick access to the Princes Freeway, providing a smooth commute to Melbourne's CBD. Combining lifestyle and location, this home embodies the best of modern Point Cook living.

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 15/10/25.

MORE DETAILS

Property ID	2HD4HGH
Property Type	House
Land Area	415 m ²

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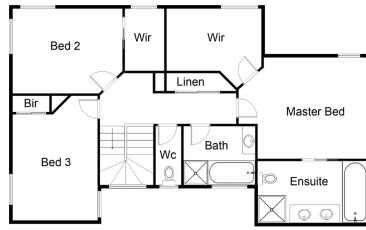
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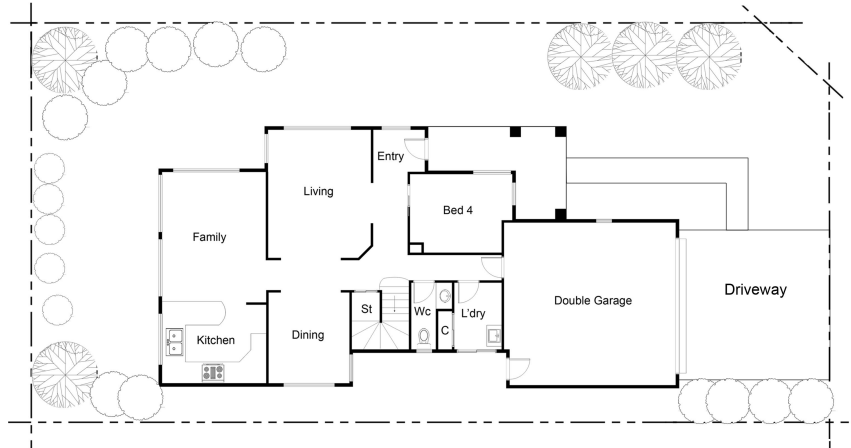
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FIRST FLOOR PLAN



GROUND FLOOR ON SITE 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.



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