



24 Tahitian Terrace, Point Cook

## The Verve Estate - EXCLUSIVE 55's AND OVER LIVING

### The Property

Welcome to 24 Tahitian Terrace, Point Cook. Perfectly positioned within the prestigious Alamanda Estate, this beautifully appointed Mimosa Homes residence sits within the exclusive Verve Precinct, a boutique community designed for 55 and over seeking comfort, quality, and low-maintenance living. Title includes the Verve Estate common private park and under-cover BBQ area, enhancing the sense of community and leisure for residents. Just 200 metres (approx.) from Alamanda Café and Club Alamanda, a residents-only recreation centre featuring a gym, swimming pool, tennis courts and function room, this home also enjoys public transport at your doorstep, with the Route 494 bus stop on Alamanda Boulevard only a short stroll away, providing effortless access to Williams Landing Station, Sanctuary Lakes Shopping Centre and Point Cook Town Centre for ultimate everyday convenience.

### The Point of Difference

- Designed for effortless modern living, this immaculate single-level home combines refined finishes, light-filled interiors and a flowing layout ideal for everyday enjoyment.
- Two spacious living zones provide versatility, a welcoming lounge

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### FOR SALE

\$695,000 - \$760,000

### VIEW

Sat 13th Jun @ 11:10AM - 11:40AM

### AGENTS

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### AGENCY

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 **LJ Hooker**

at the front of the home and an open-plan family and meals area that perfectly complements the kitchen, ideal for both relaxation and entertaining.

- The chef-inspired kitchen showcases stone benchtops and premium stainless-steel appliances including wall oven, full electric glass induction hot plate, rangehood, dishwasher and integrated microwave, complemented by a marble tiled splashback, built-in wine rack, walk-in pantry and an island bench with pendant lighting.
- Accommodation comprises three generous bedrooms, the main suite appointed with a walk-in robe and a beautifully renovated ensuite featuring floor-to-ceiling tiles, a walk-in shower, and a single centre basin for added bench space. The remaining bedrooms include built-in robes and are serviced by a modern main bathroom complete with bathtub.
- Indoor and outdoor living blend seamlessly with a remarkable fully enclosed entertaining area featuring a luxurious spa, while the backyard offers a custom-built BBQ, seating, and deck surrounded by landscaped gardens and raised planter beds.
- Energy efficiency is exceptional, featuring a large 10 kW solar array that powers the home and reduces running costs, a 290 L electric heat-pump hot-water system, and refrigerated ducted reverse-cycle state-of-the-art hybrid air conditioning. Fully insulated with double-glazed windows, the home proudly achieves an outstanding 10-Star Efficiency Rating certification.
- Additional highlights include hybrid flooring, a remote-control double garage with internal access, downlights throughout, separate laundry, walk-in linen cupboard, plantation shutters to the main bedroom and alarm system.

#### The Point of Interest

The Verve Alamanda 55 and over Estate is an exclusive enclave where you own your property and land, with no exit or renovation fees, offering independence, security, and peace of mind. Your title also includes access to the estate's private park and undercover BBQ area, along with the award-winning Alamanda community's outstanding facilities, including a fully equipped gymnasium, 25-metre lap pool, tennis courts, café overlooking the wetlands, and a function centre. Surrounded by beautifully landscaped gardens, walking trails, and tranquil water features, this premier address delivers the perfect balance of relaxation, recreation, and convenience in one of Point Cook's most desirable communities.

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](http://www.findmyschool.vic.gov.au) as of 21/10/25.

#### MORE DETAILS

Property ID	2HE5HGH
Property Type	House
Land Area	325 m2

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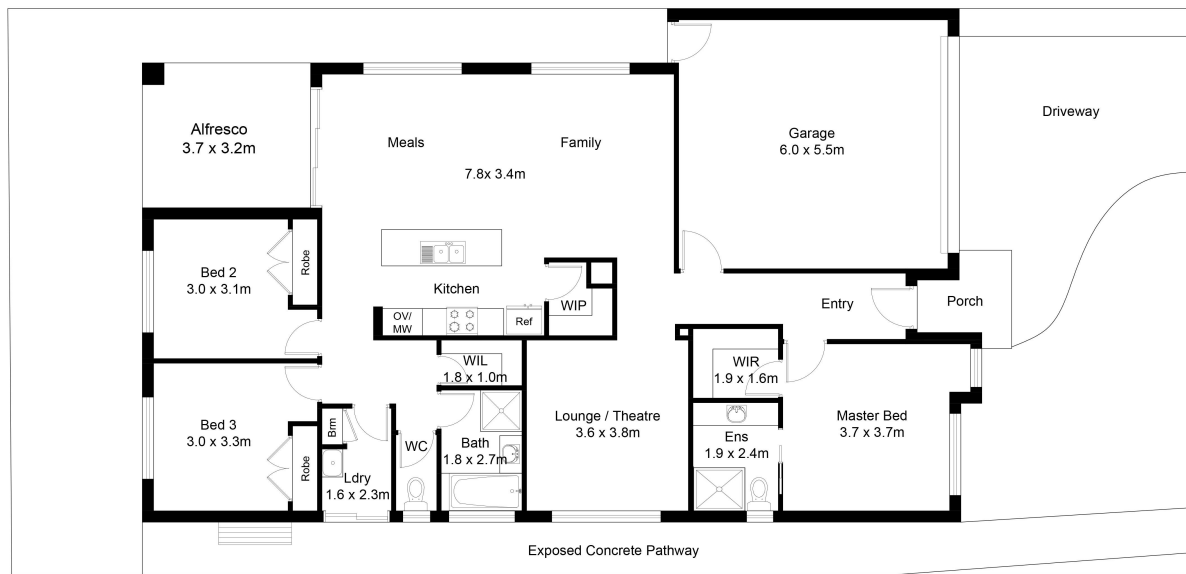
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.