



LJ Hooker



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3 Marbella Waters, Point Cook

Modern Family Living with Impressive Energy-Saving Features

The Property

Welcome to 3 Marbella Waters, Point Cook. Situated within the prestigious Waterside Estate, this inviting family residence showcases spacious contemporary living enhanced by impressive energy-efficient features designed to help reduce electricity costs and support sustainable modern living. Filled with natural light and complemented by spacious interiors throughout, the home comprises three spacious bedrooms, two bathrooms, a study nook and two separate living zones, alongside a covered alfresco entertaining area, timber decking and established landscaped gardens. Offering both comfort and everyday convenience, this exceptional residence is perfectly positioned within a well-connected pocket of Point Cook.

The Point of Difference

- Upon entry, the home reveals a spacious formal lounge with high ceilings, flowing through to an expansive open-plan living and dining domain, creating a welcoming environment for relaxed family living and entertaining.
- The kitchen showcases stone benchtops, custom cabinetry,

3 2 2

FOR SALE

\$840,000 - \$890,000

VIEW

Sat 20th Jun @ 11:15AM - 11:45AM

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.

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quality stainless steel appliances including an 1100mm stove and oven, extensive storage, a feature tiled splashback and a large American White Oak island bench overlooking the main living zone.

- Accommodation comprises three spacious bedrooms, including a king-sized main suite complete with a walk-in robe, private ensuite featuring dual vanities and a ceiling fan, while the remaining bedrooms are fitted with built-in robes and serviced by a central bathroom with shower and bathtub.
- A dedicated study nook offers an ideal space for working or studying from home, further complementing the home's versatile family layout.
- Positioned on a generous 600m² approx. allotment, the covered alfresco and timber entertaining area is framed by landscaped gardens and spacious lawn areas, creating a private outdoor setting ideal for entertaining, relaxing and year-round enjoyment.
- Additional highlights include high ceilings, hardwood flooring, ducted heating, evaporative cooling, premium window furnishings, excellent storage, a double remote garage, energy-efficient features including solar panels, a 48kW battery system and a 30kW EV charger within the garage.

The Point of Interest

Enjoying a prime position within the Waterside Estate, this sought-after location presents an exceptional lifestyle opportunity with the perfect balance of recreation and everyday convenience. Residents will enjoy close proximity to the wetlands walking tracks and Jamieson Way Reserve, creating an ideal environment for cycling, fitness activities and embracing the beauty of nature, while shopping precincts, public transport options, easy freeway access and a seamless commute further contribute to the area's strong lifestyle appeal. Families will also appreciate being zoned to Carranballac P-9 College, while the home's energy-saving features offer the added advantage of reduced energy costs, making this a remarkable opportunity not to be missed.

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 is on www.findmyschool.vic.gov.au as of 18/05/26.

MORE DETAILS

Property ID	2JJGHGH
Property Type	House
Land Area	600 m ²

Natalie Newdick 0451 992 994

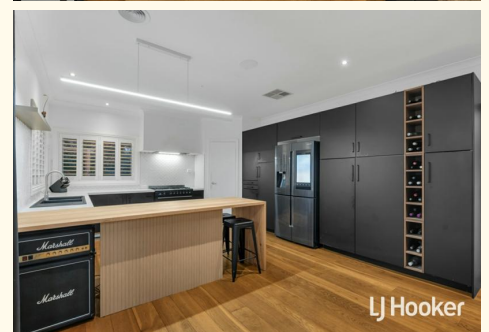
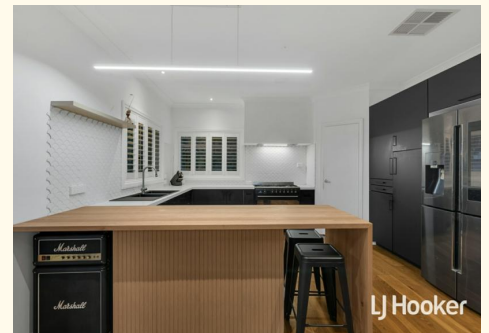
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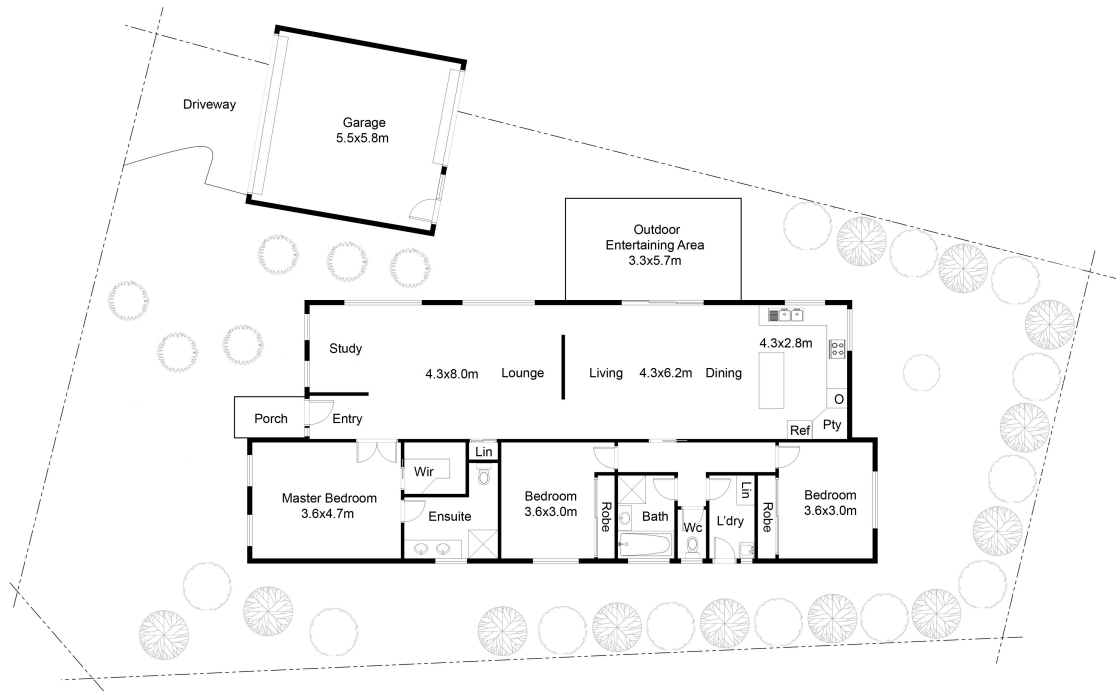
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FLOOR PLAN ON SITE

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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