



3 Sandy Avenue, Point Cook

Luxury Family Living on a Generous 647m2 Allotment

The Property

Welcome to 3 Sandy Avenue, Point Cook. An extraordinary double-storey rendered residence defined by refined elegance, grand proportions and premium finishes throughout. Designed to deliver an exceptional family lifestyle, this remarkable home showcases five lavish bedrooms, three designer bathrooms, landscaped gardens, valuable side access, state-of-the-art appliances and multiple living zones. Situated on the scenic Saltwater Coast, this impressive residence enjoys access to exclusive amenities including the Saltwater Coast Lifestyle Centre, Saltwater Reserve and quality schooling options, enhancing everyday living with comfort, convenience and outstanding lifestyle appeal.

The Point of Difference

- A grand, welcoming foyer opens to an expansive open plan kitchen, dining and rumpus zone, enhanced by immaculate tiling and abundant natural light streaming through large glass sliding doors and windows, with multiple access points leading to the backyard.
- The fresh carpeted formal lounge and theatre room offers space and comfort, complete with ceiling speakers and provision for an

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FOR SALE

\$1,390,000 - \$1,450,000

VIEW

Sat 18th Apr @ 2:30PM - 3:00PM

AGENTS

Natalie Newdick
0451 992 994
natalie.newdick@ljhooker.com.au

Anu Sharma
0448 218 455
anu.sharma@ljhooker.com.au

AGENCY

LJ Hooker Point Cook
(03) 9975 7080

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.



overhead projector should you wish to create the perfect setting for movie nights at home.

- The beautifully appointed kitchen showcases quality timber finishes and is equipped with stainless steel dishwasher, oven, gas cooktop and rangehood, striking angled stone benchtop, water purifier, plumbed fridge connection, garbage disposal and extensive storage, including a spacious walk-in pantry.
- Five spacious, carpeted bedrooms provide excellent accommodation, with four offering walk-in robes. The ground floor master/guest suite features a walk-in robe and private ensuite. The luxurious upstairs main retreat boasts both a triple robe and walk-in robe, and is complemented by a lavish ensuite featuring double vanity, double shower, indulgent spa bath, floor-to-ceiling tiling and separate toilet, creating a private sanctuary.
- The upstairs family bathroom is superbly appointed with a deep bathtub, double vanity, oversized shower and separate adjacent toilet.
- Spanning approximately 45 squares on a generous 647m² (approx.) allotment, the beautifully landscaped backyard is perfect for families, creating exceptional privacy and a tranquil setting. An enclosed terrace flows to an expansive covered Merbau timber deck, complete with heat and rain resistant shade blinds, delivering a stunning all-season entertaining haven perfect for hosting guests or enjoying relaxed outdoor living year-round.
- Further highlights include double garage with internal access, second driveway leading to an additional secure parking space for a vehicle or boat, separate internal laundry, powder room, downlights, zoned ducted heating, evaporative cooling, ducted vacuum, heated towel rails, security shutters with remote control, keyless entry and alarm system.

The Point of Interest

Renowned as one of Point Cook's most prestigious residential enclaves, Sanctuary Lakes offers an exceptional lifestyle shaped by its lakeside surrounds, landscaped parklands, walking trails, and championship golf course. Sanctuary Lakes Shopping Centre is conveniently close, providing a range of shops, cafes, and dining options for everyday living. Within close proximity to Carranballac P-9 College, a short walk to nearby bus stops, and offering easy access to the freeway for a seamless commute, the location delivers both lifestyle appeal and practicality. Highly regarded for its master-planned design and resort-style environment, Sanctuary Lakes continues to be a coveted address within a well-established community.

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 17/02/26.

MORE DETAILS

Property ID	2J1QHG
Property Type	House
Land Area	647 m ²

Natalie Newdick 0451 992 994

Sales Executive | natalie.newdick@ljhooker.com.au

Anu Sharma 0448 218 455

Sales Consultant | anu.sharma@ljhooker.com.au

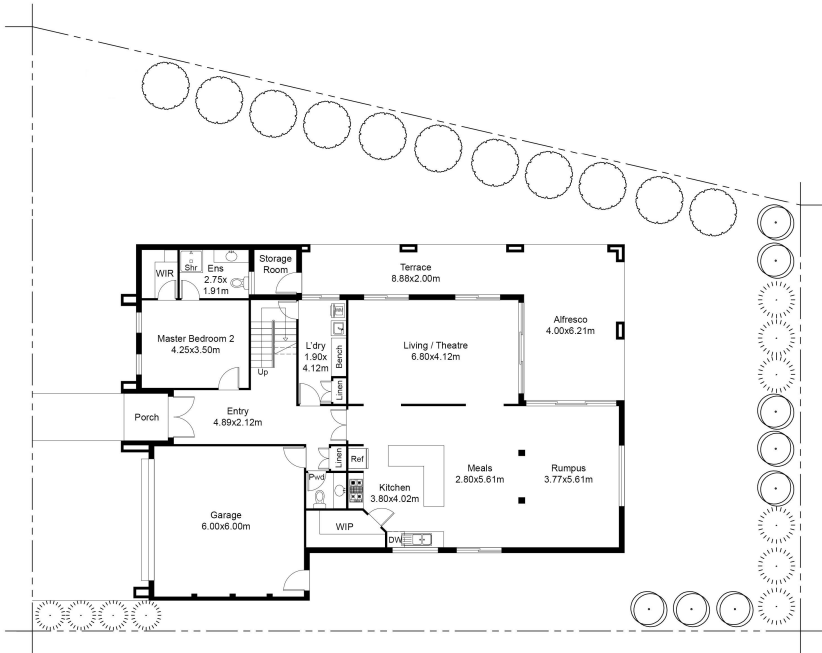
LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030

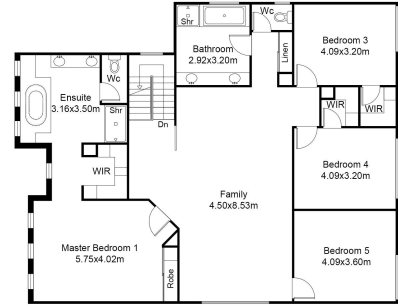
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GROUND FLOOR PLAN ON SITE



FIRST FLOOR 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.