

Point Cook, 37 Emily Crescent

Experience the Pinnacle of Luxury Living in This Stunning Masterpiece

The Property

LJ Hooker Property Point proudly presents 37 Emily Crescent, Point Cook. A true masterpiece, this home exemplifies flawless design and exceptional craftsmanship at every turn. With five expansive bedrooms, a chef-inspired kitchen and multiple living areas, it offers the perfect harmony of luxury and comfort. Nestled in the highly coveted Boardwalk Estate, this residence enjoys a tranquil setting with sweeping views of the wetlands. Its prime location provides seamless access to shopping, renowned schools, and convenient transport links, offering both serenity and ultimate convenience.

The Point of Difference

- Spanning across two levels, this remarkable home offers versatile living spaces. The formal lounge provides a refined space for relaxation, while the expansive open plan living and dining areas seamlessly extend to the alfresco, creating an ideal flow for entertaining.



Disclaimer: 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.

5	2	3
---	---	---

For Sale
\$1,250,000 - \$1,350,000

View
ljhooker.com.au/2FKMHGH

Contact
Patrick Bowen
0414 643 705
patrick.bowen@ljhooker.com.au
Silvana Masalkovski
0448 846 629
silvana.masalkovski@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

- The gourmet kitchen is a true culinary haven, featuring premium 900mm stainless steel appliances, including an oven, cooktop, and dishwasher. The striking stone benchtops with the waterfall edge, complemented by a sleek glass splashback, create a sophisticated, modern aesthetic. A spacious walk-in pantry with built-in shelving offers abundant storage, while the breakfast bar is perfect for casual dining or meal prep.

- This home presents five spacious bedrooms, which includes the luxurious master suite downstairs with a walk-in wardrobe and ensuite. Three additional bedrooms with built-in robes are also located on the lower level, offering easy access to the exquisite family bathroom, while the fifth bedroom is privately positioned upstairs.

- Set on an exclusive 632m2 approx. allotment, this home is designed for seamless indoor-outdoor living. Glass sliding doors open to a covered alfresco area, complete with built-in gas BBQ and heaters, making it perfect for year-round entertaining. Surrounded by lush, landscaped gardens, the backyard is like your own private oasis.

- Additional features include ducted heating, air-conditioning units, high ceilings, security system, oversized double garage with an additional car space and drive through access, ducted vacuum, optic fiber internet direct to the house, spacious sunken laundry with storage, downstairs bathroom with dual access, quality window and light fittings throughout.

The Point of Interest

Set within the prestigious Boardwalk Estate, this home offers an unparalleled lifestyle of luxury, comfort, and convenience. Within walking distance to Stockland Point Cook Shopping Centre, Wyndham Library, and the serene Boardwalk Boulevard Wetlands, this location combines convenience and tranquility. Families will love the proximity to schools, including Stella Maris Catholic Primary, Carranballac P-9 College, Emmanuel College, and Point Cook Senior Secondary College, along with a variety of childcare options nearby. For commuters, the property is just 25km from Melbourne's CBD, with convenient access to public transport options such as Williams Landing Station and an extensive bus network.

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 19/11/24.

More About this Property

Property ID	2FKMHGH
Property Type	House
Land Area	632 m ²

Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | patrick.bowen@ljhooker.com.au

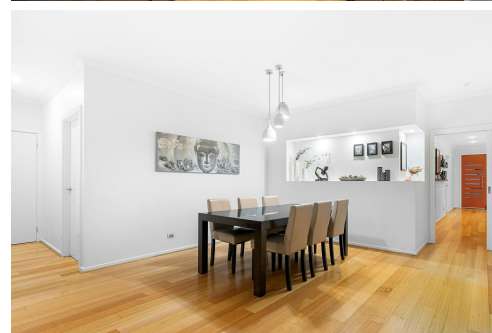
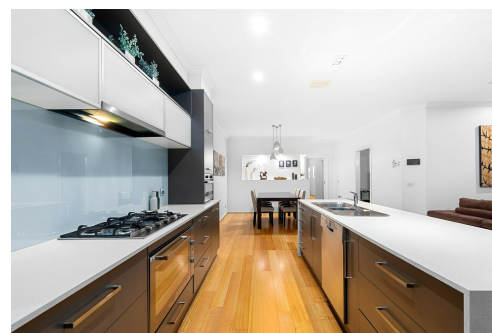
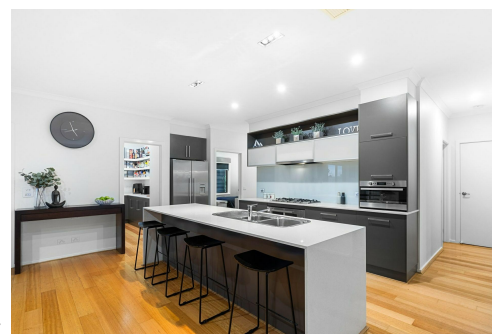
Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent | silvana.masalkovski@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

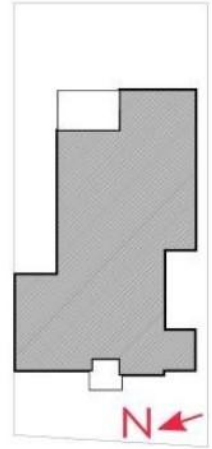
Shop 211, 4 Main Street, POINT COOK VIC 3030

pointcook.ljhooker.com.au | pointcook@ljhooker.com.au



**LJ Hooker Point Cook
(03) 9975 7080**

Disclaimer: 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.



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.



LJ Hooker Point Cook
(03) 9975 7080

Disclaimer: 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.