



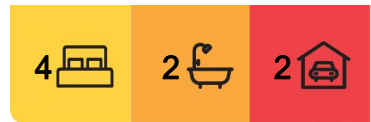
Point Cook, 4 Violet Way

Magnificent Family Home with Alamanda K-9 Zoning

LJ Hooker Property Point proudly present 4 Violet Way, Point Cook. This magnificent residence is one of palatial proportions, its modern interiors providing an abundance of space for comfortable living. With three lounging spaces, four bedrooms, two bathrooms and a separate study, this home accommodates families of all sizes, complete with a double garage, side access and an entertainers alfresco. Within catchment of the esteemed Alamanda K-9 College and moments from local shopping precincts and public transport services, a lifestyle of ease awaits.

-Encompassing an impressive 35 internal squares and with soaring high ceilings throughout, this property offers three separate living zones include a formal lounge and dining room, open plan family and meals spaces and an additional rumpus room, with a separate study providing added versatility.

-The entertainer will adore the open plan kitchen, boasting 40mm granite countertops, a central island and a breakfast bar. Ample cabinetry includes a corner pantry, while



For Sale
\$1,100,000 - \$1,200,000

View
ljhooker.com.au/2FC7HGH

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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.

stainless-steel appliances include a 900mm gas cooktop, canopy rangehood, under bench oven and dishwasher.

-The upper level of the home contains four spacious bedrooms, each with built-in robes and carpeted flooring. The primary suite is a restful retreat, with wall-to-wall windows, a walk-in-robe and a beautiful ensuite with double vanity and a walk-in shower.

-Set on a generous 782sqm (approx.) block, the fully fenced grounds include an outdoor shed and side access, perfect to house a boat, caravan or trailer. For outdoor entertaining, an expansive pergola extends from the main living zones, overlooking the grassy lawns and well-established gardens.

-Further appointments include a double remote-control garage with both internal and drive-through access, a separate laundry, guest powder room, security alarm, security screen doors, ducted heating, refrigerated cooling, split system air conditioning, roller blinds, feature lighting and downlights throughout.

Nestled within leafy Lincoln Heath Estate, this property offers superb proximity to local amenities, with Soho Village, Saltwater Reserve and Point Cook Soccer Club just minutes away. Nearby shopping and entertainment precincts include Sanctuary Lakes Shopping Centre, Sanctuary Lakes Golf Club and Point Cook Coastal Park, while school catchments include Alamanda K-9 College and Homestead Senior Secondary College. For commuters, this property is just 26kms from Melbourne CBD, with public transport options including Williams Landing Station and a well-serviced 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 26/09/24.

More About this Property

Property ID	2FC7HGH
Property Type	House
Land Area	782 m ²
Including	Ensuite Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

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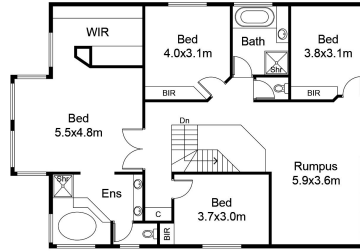
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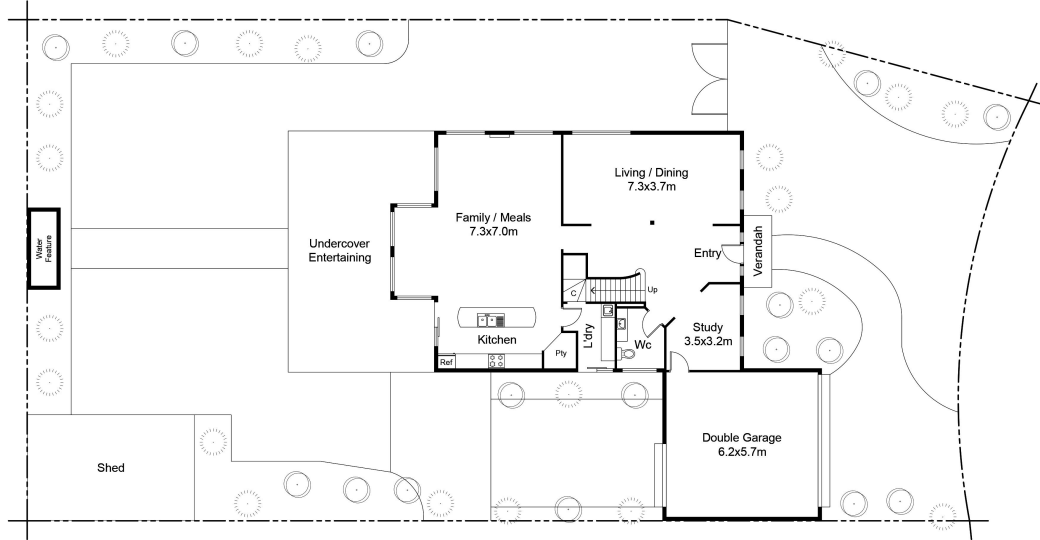


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FIRST FLOOR PLAN



GROUND 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.
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