



40 Grassbird Drive, Point Cook

## A Remarkable Opportunity for Exceptional Family Living

### The Property

Welcome to 40 Grassbird Drive, Point Cook. An exceptional opportunity awaits with this impressive single-level residence showcasing light-filled open-plan living and refined finishes throughout. The living and dining area creates a welcoming setting for both everyday living and entertaining. A covered alfresco and backyard provide outdoor space to enjoy. Located within the highly regarded Featherbrook Estate, the property enjoys close proximity to parklands, shopping amenities and everyday services, offering the ultimate in convenience and access to essential amenities.

### The Point of Difference

- The open-plan living and dining area is bathed in natural sunlight, enhanced by tiled flooring and abundant windows, while a dedicated study nook adds functionality to this versatile space.
- The galley-style kitchen is a culinary haven, boasting a 600mm electric under-bench oven, gas cooktop, dishwasher, rangehood, stone benchtops, dual sink with side drainer, a double-door pantry, and ample cupboard and storage space.
- Four carpeted bedrooms provide comfortable accommodation, including a main bedroom positioned at the front of the home,

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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complete with a walk-in robe and private ensuite featuring a semi-frameless glass shower and vanity with storage. The remaining three bedrooms are each fitted with built-in robes and are serviced by a modern main bathroom with a separate bath and separate toilet.

- Step outside to a covered alfresco dining area that extends the living outdoors, creating an inviting setting for entertaining or everyday outdoor enjoyment.
- Additional highlights include a double remote garage with internal access, a separate laundry with linen storage, ducted heating throughout, a split-system air conditioning unit in the living area, a gas hot water system enhancing energy efficiency, and downlights throughout the home.

#### The Point of Interest

Enjoy the convenience of a well-connected Point Cook location, with a wide range of amenities just moments away. The home is zoned for Featherbrook P-9 College, providing quality education within close reach. Residents will appreciate the convenience of Sanctuary Lakes Shopping Centre and Featherbrook Shopping Centre, offering supermarkets, cafés, dining options and everyday services. Nearby parklands, walking trails and recreational facilities further enhance the area's appeal. With local bus services and easy access to the Princes Freeway, this location offers excellent connectivity to Melbourne's CBD and surrounding suburbs.

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 10/03/26.

#### MORE DETAILS

Property ID	2J5FHGH
Property Type	House
Land Area	394 m2

#### Paul Caine 0421 551 051

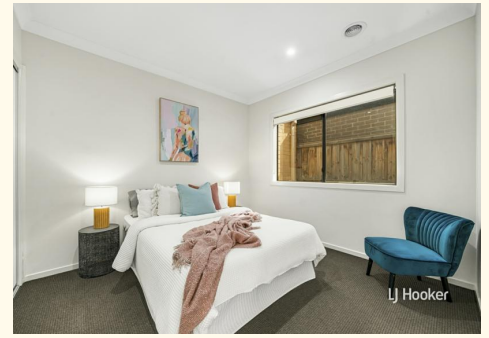
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## FLOOR PLAN

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.



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