



43 The Strand, Point Cook




## SOLD BEFORE AUCTION By Patrick Bowen

### The Property

Welcome to 43 The Strand, Point Cook. A picture-perfect cottage-style residence that beautifully blends timeless character with modern comfort. The elegant facade and classic design reflect quality and charm, while inside, beautifully presented interiors are bathed in natural light. High ceilings, refined finishes, and a warm sense of character define each space, offering a home that is as inviting as it is functional. Designed for low-maintenance living, this delightful residence features two separate living areas, a dedicated study, and three spacious bedrooms. Ideally located within the prestigious Boardwalk Estate, this home offers outstanding convenience with schools, vibrant shopping, easy freeway access, transport links, and picturesque parklands all just moments away.

### The Point of Difference

- Expansive open plan family and dining areas are filled with natural light and enhanced by high ceilings for a wonderful sense of space. Complemented by a separate lounge, a dedicated study, and a private study nook, it showcases a versatile and well-designed layout that caters beautifully to modern family living.
- Boasting three spacious bedrooms, each fitted with built-in robes,

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### FOR SALE

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 **LJ Hooker**

the main bedroom includes a private ensuite, while the remaining bedrooms are serviced by a modern central bathroom.

- Superb kitchen showcasing 900mm Smeg stainless-steel appliances, stone benchtops, abundant storage, and a breakfast bar adjoining the meals area.
- Beautifully landscaped backyard with extensive decking, established gardens, and a large pergola designed for year-round entertaining.
- Additional highlights include a separate laundry with storage, ducted heating and evaporative cooling for all-season comfort, stunning light fittings, and quality window furnishings. Complete with a single garage and a paved carport featuring a roller door that provides drive-through access for additional parking, plus landscaped front and rear gardens that complete the home's exceptional presentation.

#### The Point of Interest

Positioned within the sought-after Boardwalk Boulevard Estate, this home delivers exceptional lifestyle appeal in one of Point Cook's most convenient and well-connected locations. Enjoy walking distance to Williams Landing Train Station for an effortless city commute, along with nearby bus routes and easy freeway access. Zoned to Carranballac P-9 College, it provides access to quality education within moments. Weekend leisure is perfectly catered for with Point Cook Town Centre, lush parklands, and scenic walking trails all nearby. Combining charm, comfort, and convenience, this property offers an outstanding opportunity in a highly desirable setting.

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 07/10/25.

#### MORE DETAILS

Property ID	2HC1HGH
Property Type	House
Land Area	435 m2

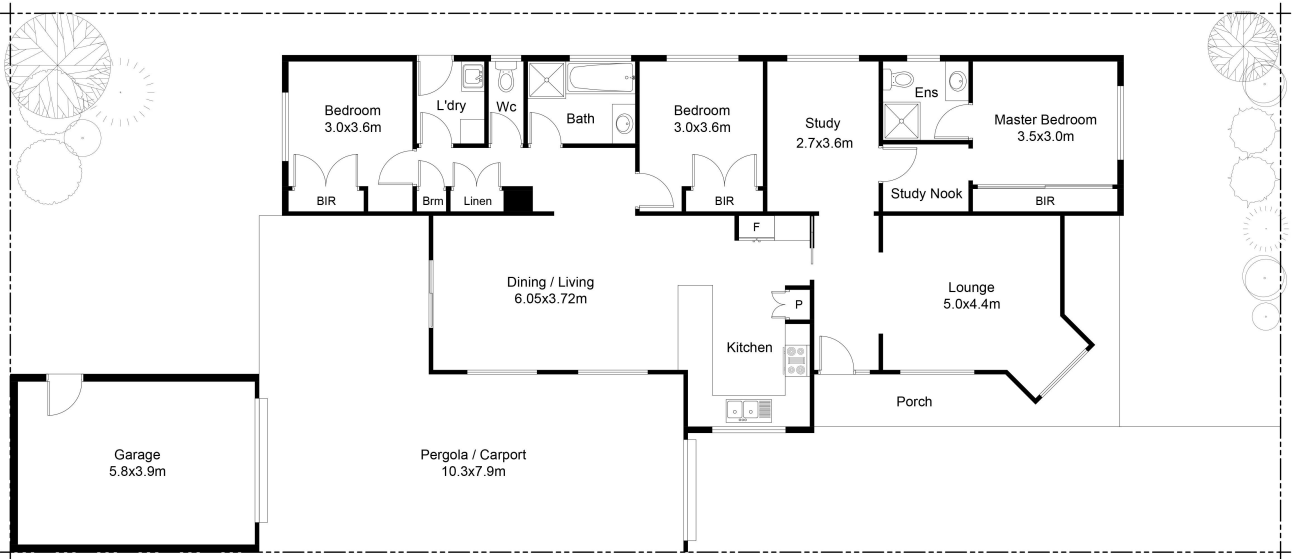
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FLOOR PLAN ON SITE PLAN

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