



6 The Promenade, Point Cook

Blue-Chip Living with a Private Cottage & Picturesque Wetland and Parkland Views

Welcome to 6 The Promenade, Point Cook.

The Property

Perfectly positioned in the highly sought-after Boardwalk Estate, this beautifully renovated corner residence blends unique country-style charm with the convenience of urban living. Offering exceptional versatility with up to four bedrooms in the main home, a fully equipped one-bedroom cottage, premium fixtures throughout, and a wrap-around verandah and balcony that embrace tranquil wetlands vistas, this is a property to treasure. With walking trails, schools, shops, restaurants, public transport and freeway access all just moments away, this home stands as a true blue-chip opportunity in today's market.

The Point of Difference

- A Grand First Impression: A beautiful brick facade is framed by landscaped gardens, mature trees and a stone-paved alfresco area. The wrap-around verandah enhances the home's country-style charm, creating a warm and inviting welcome the moment

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FOR SALE
\$895,000 to \$945,000

AGENTS

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 **LJ Hooker**

- you arrive.
- **A Welcoming Entrance:** Step inside to a built-in cloak cupboard for everyday essentials, instantly setting a tone of practicality and comfort. To the left sits the formal study, equally ideal as a guest bedroom, while a conveniently placed powder room services this front wing of the home.
 - **Open-Plan Living at Its Best:** The open-plan living and dining zone unfolds along the hallway, centred around a cosy fireplace and bathed in natural light. With serene views over the front garden and parklands beyond, the dining area provides a picturesque setting for everyday family moments.
 - **A Kitchen Designed to Impress:** The renovated Freedom-designed kitchen brings together style and functionality with bespoke cabinetry, stone benchtops, premium 900mm appliances and an extended breakfast bar. A cleverly integrated open walk-in storage area, which includes the laundry, adds excellent practicality, while a hidden room behind a bookcase presents an exciting opportunity for a wine cellar or hobby space.
 - **The Upstairs Retreat:** All three upstairs bedrooms open through sliding doors onto the wrap-around balcony, capturing natural light and elevated views. Bedrooms two and three include built-in robes and share a central bathroom, while the spacious main bedroom offers a walk-in robe, en suite and private balcony access.
 - **A Flexible Garage Conversion:** The secure double garage with internal access is currently configured into two multipurpose rooms. Whether kept as is, further developed or easily returned to a traditional garage, the flexibility suits a wide range of lifestyle needs.
 - **Outdoor Living You'll Love:** The large rear pergola provides the perfect space for year-round entertaining, with ample room to add a future deck that could complement the home's charm even more.
 - **The Charming Cottage:** Privately positioned to the side, the fully self-contained cottage features its own electric gated access, pergola/carport, open-plan living with split system, kitchenette/meals area, separate bedroom and a private bathroom. Ideal for extended family, teenagers, Airbnb income or a home office - the possibilities are endless.

Additional Highlights:

- 554m² (approx.) corner allotment
- Combination of plantation shutters, sheer curtains and blinds
- Multiple split-system air-conditioning units
- Secure double garage with internal access
- Elegant lighting, ceiling fans and two garden sheds

The Point of Interest

Nestled in the highly sought-after Boardwalk Estate, this residence provides effortless access to every essential amenity. Enjoy excellent freeway connectivity via Boardwalk Boulevard, with Williams Landing Train Station just a short drive away. Stockland Point Cook - known locally as the Town Centre - is within easy strolling or driving distance and offers a wide range of dining, retail and entertainment options. Nature lovers will appreciate the nearby Skeleton Creek wetlands, parklands, grasslands and scenic walking trails, while essential services such as Werribee Mercy Hospital and the medical precinct along Hoppers Lane are also close at hand. Families will appreciate the diverse range of nearby education options - government, Catholic, independent, Islamic and Christian - providing excellent choice at every stage.

Note: All stated dimensions are approximate only. Particulars given are for general information and do not constitute any representation on the part of the vendor or agent. School zoning is based on information from www.findmyschool.vic.gov.au as of 11/11/25.

MORE DETAILS

Property ID 2HJKHGH
Property Type House
Land Area 554 m2
Including Toilets (3)

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