

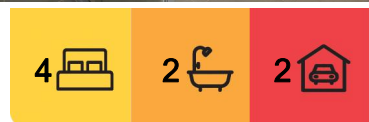
Point Cook, 61 Florey Avenue

Perfect Family Living - Bright and Spacious with Superb Entertainers Alfresco!

LJ Hooker Property Point proudly presents 61 Florey Avenue, Point Cook. Positioned on a low maintenance corner block and boasting a superb entertainers alfresco, this contemporary residence will delight families and investors alike. Offering two living spaces and a separate rumpus room, a generous kitchen, four bedrooms, two bathrooms and secure parking for two vehicles, this residence accommodates family living with ease, positioned opposite Nino Early Learning Centre and minutes from shopping precincts and public transport services.

-Bright and spacious, this property offers multiple living zones, including open plan family and meals areas, a formal lounge and a rumpus room with glass sliding doors providing seamless integration between indoors and out.

-The kitchen caters to families with ease, boasting wrap-around countertops and a lengthy breakfast bar. Stainless-steel appliances include a 900mm upright gas cooker, canopy



For Sale
\$900,000 - \$950,000

View
ljhooker.com.au/2FHVHGH

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LJ Hooker Point Cook
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rangehood and dishwasher, while the walk-in pantry provides an abundance of storage.

-Four bedrooms include the palatial master suite, positioned at the front of the home and complete with a his-and-hers walk-in-robos and private ensuite with spa bath. Three additional bedrooms offer built-in robes and share access to the family bathroom, complete with a bathtub and separate toilet.

-Positioned on a 581sqm (approx.) block, this 14-year-old residence boasts a modern exterior with rendered brick and stacked stone feature pillars. Low maintenance landscaping includes established gardens and artificial turf, while the covered alfresco and timber deck allow for easy outdoor entertaining.

-Additional appointments include a double remote-control garage with internal access, a separate laundry, security alarm, ducted heating, evaporative cooling, plantation shutters and downlights throughout.

Enjoying the exceptional convenience of Innisfail Estate, this property offers proximity to Featherbrook Shopping Centre, Stockland Point Cook Shopping Centre and Soho Village. For families, this property is within catchment of Point Cook P-9 College and Point Cook Senior Secondary College and offers easy access to Kellerman Drive Playground and Kingsford Common Park. Well-positioned for commuters, this property is less than 30kms from Melbourne CBD, with transport options including Hoppers Crossing Station and direct access to the M1 Princes Freeway.

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 4/11/24.

More About this Property

Property ID	2FHVHGH
Property Type	House
Land Area	581 m ²

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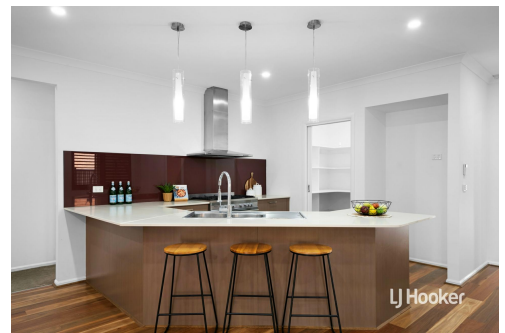
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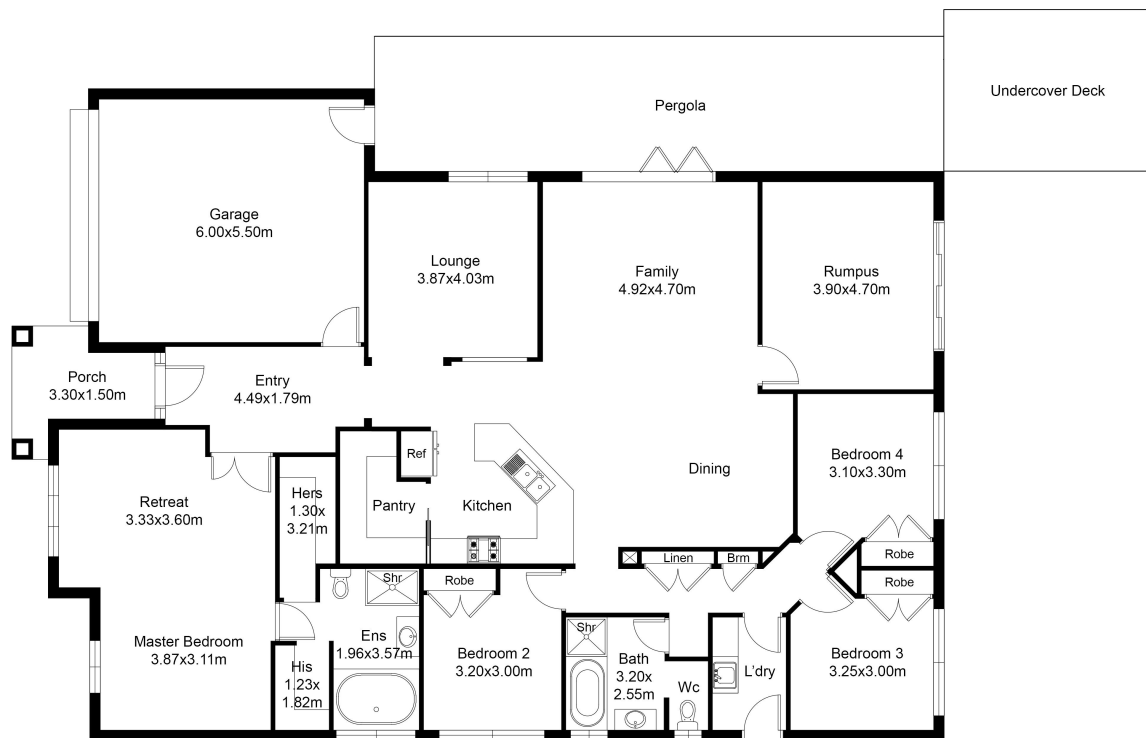
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FLOOR PLAN

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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