

## Point Cook, 7 Beatrix Street

Exceptional Modern Living in the Heart of a Premier Location

### The Property

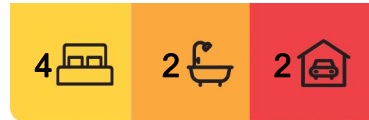
LJ Hooker Property Point presents 7 Beatrix Street, Point Cook. An immaculately designed home in the boutique Esperance estate. Featuring four bedrooms, two bathrooms, a rumpus room, and a double car garage, this home offers the perfect blend of comfort, style, and convenience. Ideally located near Sanctuary Lakes Shopping Centre, quality schools, and local amenities, with easy access to parks and public transport, this property provides an ideal lifestyle for families.

### The Point of Difference

- The heart of the home features a bright, spacious open plan living and dining area, complemented by a separate rumpus room that offers versatile space for entertaining.
- This home offers four generously sized bedrooms, with the master suite featuring a walk-in robe and a stunning ensuite, providing a private retreat. The remaining bedrooms are



**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.



**For Sale**  
\$720,000 - \$760,000

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**Contact**  
**Paul Caine**  
0421 551 051  
[paul.caine@ljhooker.com.au](mailto:paul.caine@ljhooker.com.au)  
**Erica Aggett**  
0405 756 318  
[erica.aggett@ljhooker.com.au](mailto:erica.aggett@ljhooker.com.au)

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**(03) 9975 7080**

each fitted with built-in robes and are serviced by a well-appointed central bathroom.

- The modern kitchen is a standout feature, offering sleek stone benchtops, high-quality stainless-steel appliances, a stylish tiled splashback, a generous built-in pantry, and plenty of storage space. This is the ideal space for creating meals and entertaining guests.

- The fully fenced, low-maintenance backyard offers privacy and security, set on a 420m2 allotment.

- Additional features include a remote-control double garage, ducted heating, separate laundry, floating floorboards, downlights, quality fittings and furnishings throughout.

#### The Point of Interest

This exceptional property is ideally located in a vibrant and well-connected area, with easy access to a variety of parks, including the expansive Saltwater Reserve. Sanctuary Lakes Shopping Centre is just moments away, as well as excellent public transport options, including the 497 bus route to Williams Landing train station. With everything you need right at your doorstep, this home offers a fantastic opportunity for families seeking a spacious, modern residence in a prime location, perfect for a convenient and comfortable lifestyle.

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 05/12/2024.

## More About this Property

<b>Property ID</b>	2FQPHGH
<b>Property Type</b>	House
<b>Including</b>	Ensuite

#### Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer | paul.caine@ljhooker.com.au

#### Erica Aggett 0405 756 318

Sales Consultant | erica.aggett@ljhooker.com.au

#### LJ Hooker Point Cook (03) 9975 7080

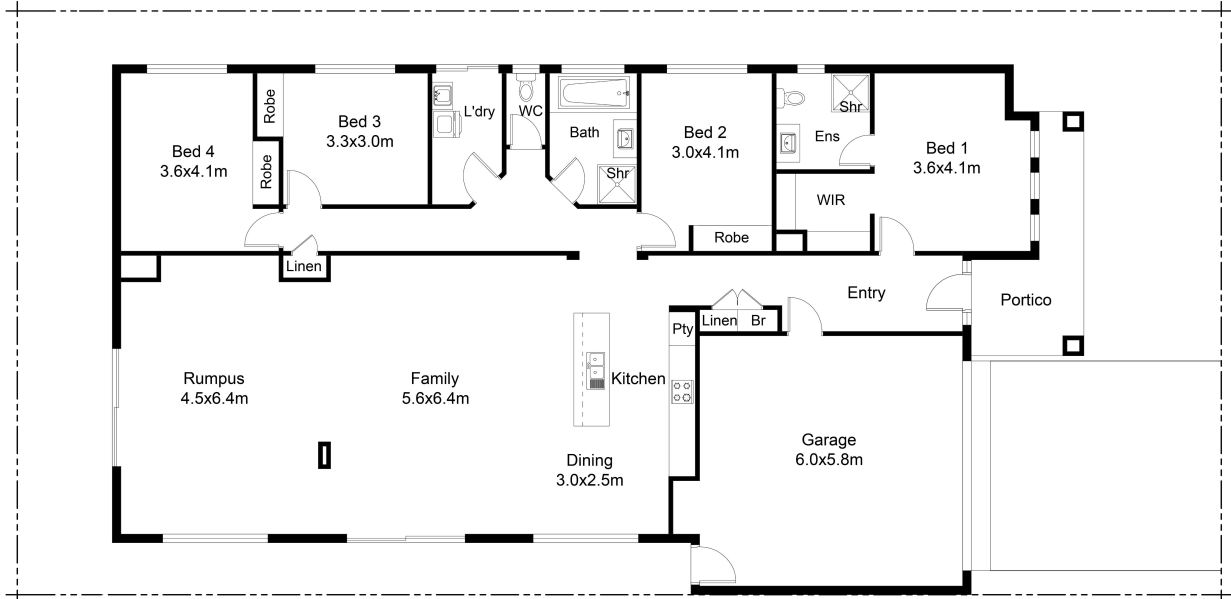
Shop 211, 4 Main Street, POINT COOK VIC 3030

pointcook.ljhooker.com.au | pointcook@ljhooker.com.au



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FLOOR PLAN ON SITE 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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