

Point Cook, 7 Burnley Street

Boardwalk Beauty Featuring Open Plan Living

The Property

Welcome to 7 Burnley Street, Point Cook. A superbly maintained single-level home in the heart of the sought-after Boardwalk Estate. Perfect for families, first-home buyers, or investors, this residence showcases a flowing open-plan design with three spacious bedrooms, a sleek modern bathroom, a single carport, and a welcoming undercover alfresco for effortless indoor-outdoor living. Set within walking distance of shopping, schools, and parklands, this is a lifestyle opportunity you won't want to miss.

The Point of Difference

- The open plan living and dining area is filled with natural light, creating a bright and inviting atmosphere that beautifully balances comfort and style.
- The main bedroom is a peaceful retreat, complete with a ceiling fan, walk-through robe, and direct access to the central bathroom.
- The remaining two bedrooms are well-sized, each featuring built-in robes and easy



For Sale
\$675,000 - \$720,000

View
By Appointment

Contact
Patrick Bowen
0414 643 705
patrick.bowen@ljhooker.com.au
Silvana Masalkovski
0448 846 629
silvana.masalkovski@ljhooker.com.au



LJ Hooker Point Cook
(03) 9975 7080

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.

access to the central bathroom.

- The well-equipped kitchen is perfect for everyday cooking, featuring a cooktop, under-bench oven, breakfast bar, built-in pantry, and plenty of workspace and storage.
- Set on a 425m2 approx. block, this inviting covered alfresco overlooks a spacious backyard framed by established greenery - the perfect backdrop for relaxing or entertaining with family and friends.
- A powerful 9kW split system heating and cooling unit ensures year-round comfort across the living area and adjoining spaces, complemented by gas heating in two separate rooms.
- Additional features include a single car garage, a single carport with roller door and drive-through access, ceiling fans, solar panel system, separate laundry, and downlights throughout.

The Point of Interest

Residents will benefit from exceptional convenience, with Stockland Point Cook Shopping Centre just a short walk away, offering a wide range of shops, dining, and services. Nature and leisure are close at hand with the Boardwalk Boulevard Wetlands, Dunnings Road Reserve, and Wyndham Library nearby. Commuters will appreciate easy access to Williams Landing Station, frequent bus services, and the M1 Princes Freeway. Ideal for families, this home falls within the catchment areas for Carranballac P-9 College and Point Cook Senior Secondary College, while Emmanuel College and Goodstart Early Learning are also within walking distance.

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 27/06/25.

More About this Property

Property ID	2GS3HGH
Property Type	House

Patrick Bowen 0414 643 705

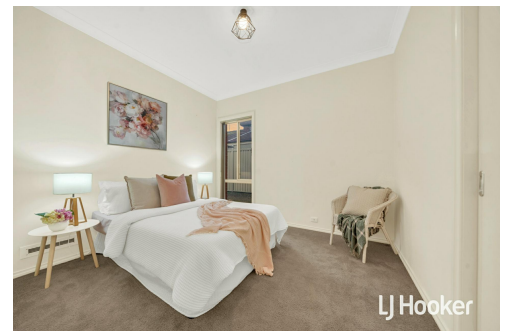
Licensed Estate Agent, Auctioneer | patrick.bowen@ljhooker.com.au

Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent | silvana.masalkovski@ljhooker.com.au

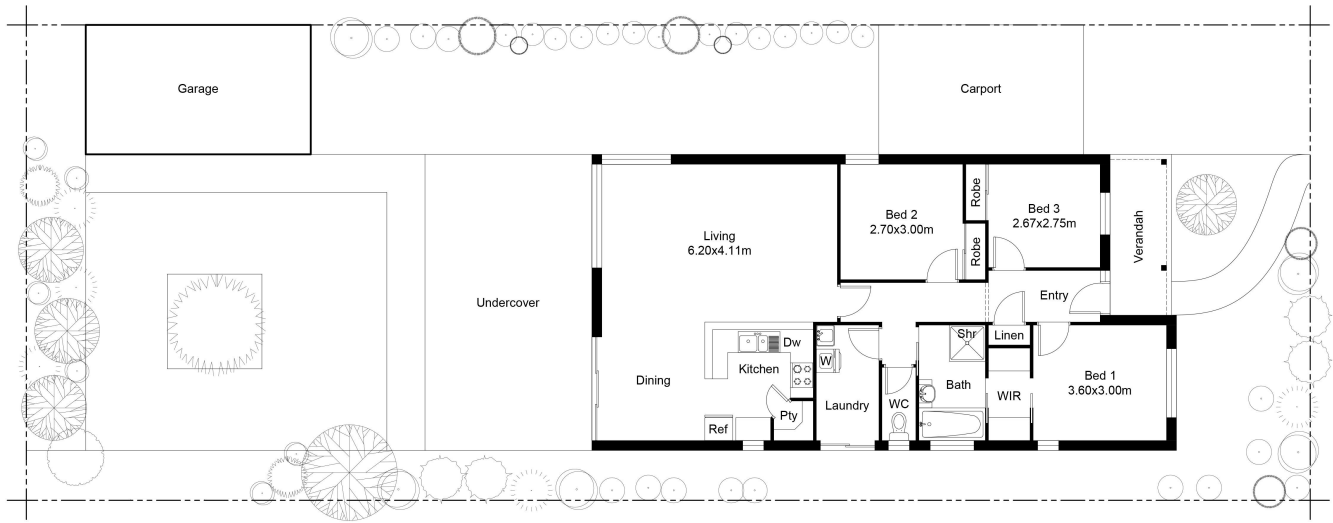
LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au



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.

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



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.



LJ Hooker Point Cook
(03) 9975 7080

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.