






89 Broadbeach Circuit, Point Cook

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A Remarkable Townhouse in a Sought-After Lakeside Setting

FOR SALE
\$750,000 - \$800,000

AGENTS

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AGENCY

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The Property

Welcome to 89 Broadbeach Circuit, Point Cook. Positioned within an exclusive gated community, this well-presented townhouse offers a low-maintenance lifestyle within a private residential precinct. The home features an open plan living and dining area that extends to the outdoors, capturing lake views and enhancing the sense of space. Comprising three bedrooms, two bathrooms, a powder room, and a double garage, the townhouse is complemented by access to Sanctuary Lakes Resort facilities and close proximity to shopping centres, quality schools, and a range of everyday amenities.

The Point of Difference

- A spacious open-plan living and dining domain forms the heart of the home, offering natural light and a sense of space.
- The kitchen provides generous bench space and a breakfast island, overlooking the main living area.
- Accommodation comprises three bedrooms on the upper level, including a spacious main bedroom with walk-in robe, private ensuite, and balcony access capturing lake views, while the remaining bedrooms include built-in robes and are serviced by a modern central bathroom complete with a separate shower,

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bathtub, and separate toilet.

- A low-maintenance backyard with a storage shed overlooks the lake, creating a perfect outdoor setting framed by a scenic backdrop.
- Additional features include a double garage with internal access, heating and cooling, a powder room, and a separate laundry.

The Point of Interest

Situated within the Sanctuary Lakes community, the property is positioned in close proximity to a range of well-regarded amenities, including the Sanctuary Lakes Recreation Club, which comprises a gymnasium, indoor swimming pool, spa, sauna, tennis courts, and café facilities. The surrounding environment is centred around a substantial lake and a Greg Norman-designed 18-hole golf course, complemented by landscaped parklands, playgrounds, and an extensive network of walking and cycling trails. Retail and essential services are available at Sanctuary Lakes Shopping Centre, with additional amenities throughout Point Cook including schools, childcare centres, and medical facilities, while nearby road networks and public transport options support access to surrounding areas.

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 20 /04/26.

MORE DETAILS

Property ID 2JD5HGH
Property Type House

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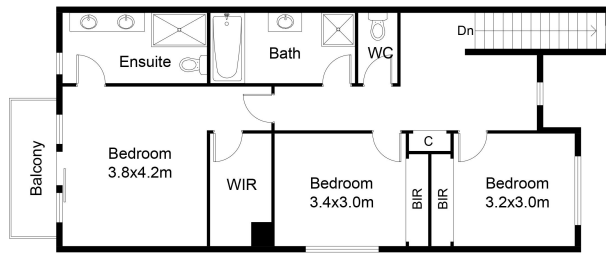
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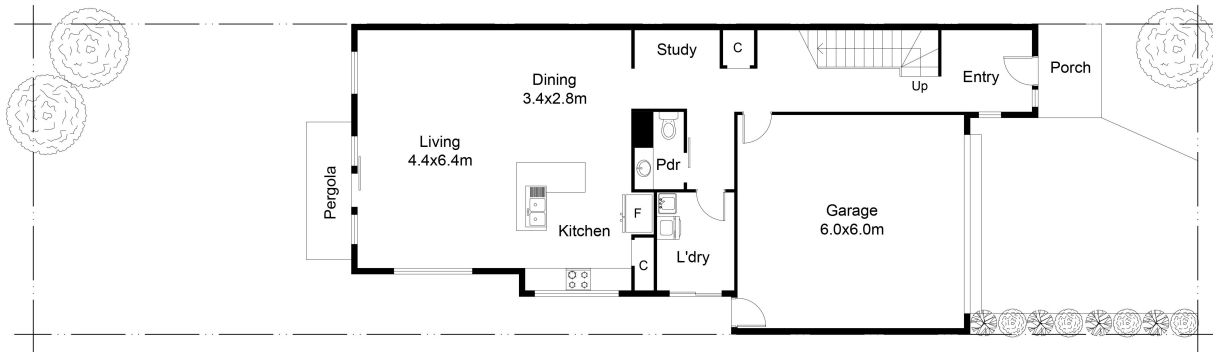
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximals 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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