

## Point Cook, 9 Lindsay Gardens

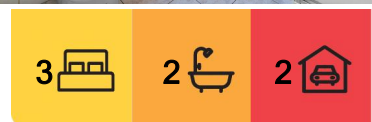
Charming Point Cook Home with Exceptional Design and Comfort

LJ Hooker Property Point presents 9 Lindsay Gardens, Point Cook. This stately single-storey brick home boasts modern features and exceptional charm, with a masterfully designed floorplan that includes abundant shared spaces for families, stylish design elements, and large windows that fill the interior with natural light. Centrally located near popular attractions in the Point Cook area such as Boulevard Boardwalk Wetlands, Point Cook Coastal Park, multiple shopping centers, quality schools, and public transport, this property is a perfect opportunity for growing families or for savvy investors seeking a valuable addition to their portfolio.

-Residents and guests are warmly welcomed by a lovely low maintenance front yard, featuring an impressive brick anterior with covered porch leading into the home through to shared family spaces including a spacious carpeted formal living room separate to the massive open plan kitchen/family/meals space with lovely backyard views and a



**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**  
\$670,000 - \$710,000

**View**  
[ljhooker.com.au/2EXTHGH](http://ljhooker.com.au/2EXTHGH)

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

combination of carpet and tiling underfoot.

-Three generously sized carpeted bedrooms, the luxurious main features a modern ensuite and walk-in robe, while the remaining bedrooms are fitted with built-in robes.

-Main bathroom provides the relaxing charm of a deep bathtub, separate shower with floor to ceiling tiling, tidy vanity, and sparkling mirror, plus a separate adjacent toilet room offers additional convenience.

-Versatile kitchen is stylish and functional, with eye-catching dark timber-look cabinetry, built-in pantry and ample cupboard and drawer storage, built-in oven and cooktop, dishwasher, and plenty of bench space with raised breakfast bar.

-Massive, fully fenced backyard offers an expansive lawn where kids and pets can play, paved alfresco for outdoor entertaining, and plenty of space for additional features to be added like veggie gardens or a backyard shed.

-Other notable highlights of this 480m2 (approx.) property include a spacious two-door double garage with walk-through backyard and internal access, separate internal laundry, downlights, and ducted heating and cooling.

This prime Point Cook location offers easy access to plenty of local entertainment and dining venues, while several nearby shopping centers meet retail and grocery needs. Boardwalk Boulevard Wetlands, Lennon Reserve Playground, Point Cook Coastal Park, and numerous other leisure facilities are close at hand, while Werribee Mercy Hospital is just a short distance away and quality schools in the area include the zoned Point Cook Prep-Year 9 College and Suzanne Cory High School and more. Established bus routes are available on nearby Boardwalk Boulevard, with Hoppers Crossing and Williams Landing train stations also close at hand.

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 30/05/2024.

## More About this Property

Property ID	2EXTHGH
Property Type	House
Land Area	480 m <sup>2</sup>
Including	Ensuite

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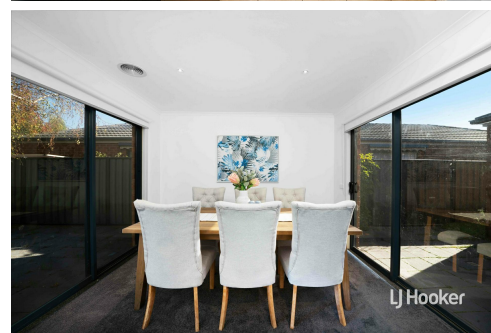
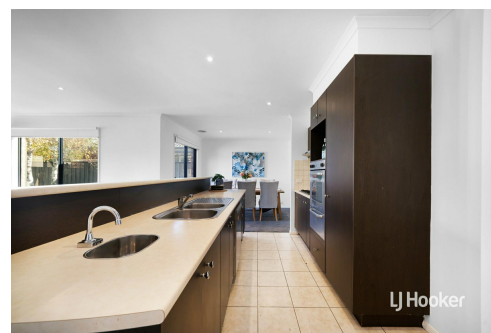
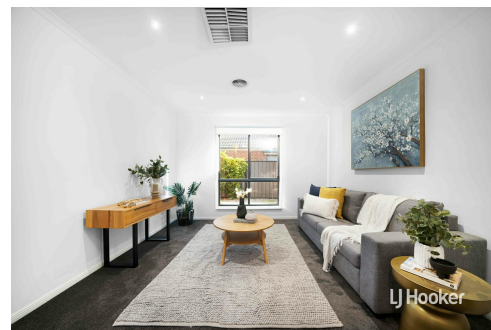
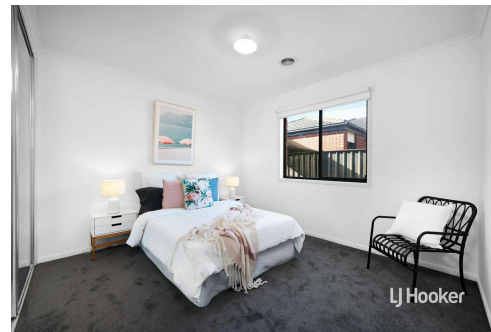
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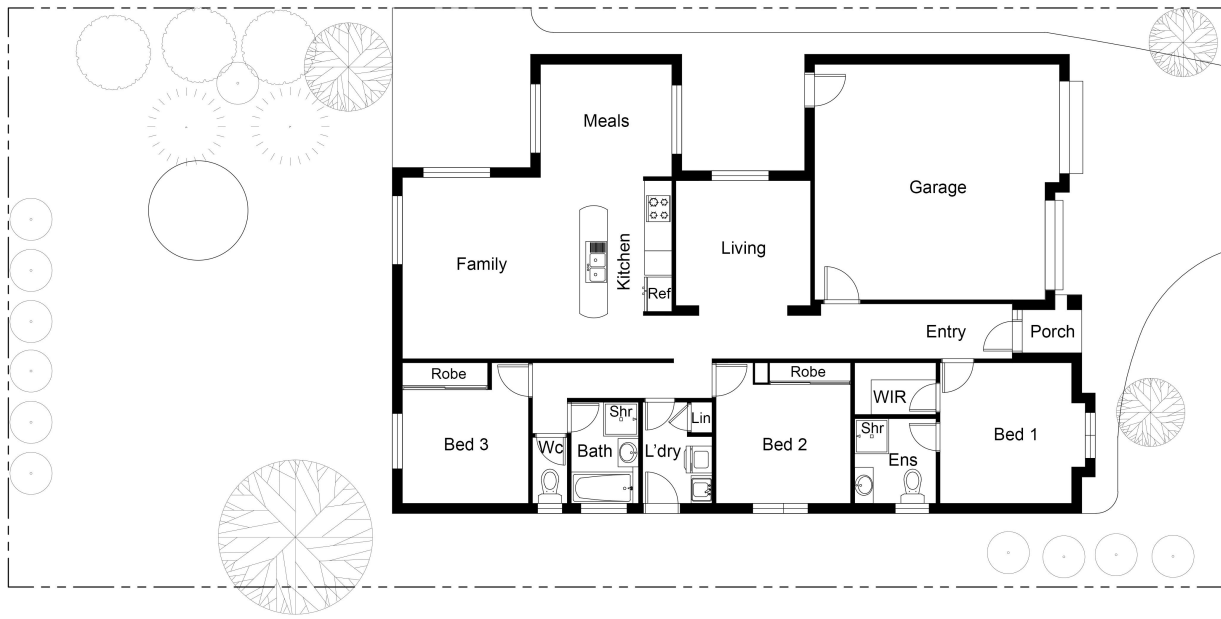
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FLOOR PLAN ON SITE PLAN

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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