



27 Caledonian Way, Point Cook




## Brimming with Character and Charm - Fabulous Location

### The Property

Welcome to 27 Caledonian Way, Point Cook. Exuding exceptional beauty, character and charm, this stunning double-storey home showcases timeless style and exquisite finishes throughout. Spanning two levels, the interiors feature light-filled living spaces, three spacious bedrooms, two bathrooms, a well-appointed kitchen and a remote garage with drive-through access. Positioned opposite parklands, the property offers outstanding convenience to shopping, cafes, schools, public transport and the freeway, delivering a lifestyle of comfort, connectivity and exceptional everyday living.

### The Point of Difference

- Upon entry, you are greeted with a spacious lounge, bathed in natural light, which flows seamlessly into the dining area, creating an inviting and well-designed living space.
- Boasting three bedrooms, the main suite includes a walk-in robe, private ensuite and a balcony adorned with decorative lacework, providing a charming outdoor retreat where you can enjoy serene park views. The remaining two bedrooms feature built-in robes and share easy access to the modern central bathroom, finished with high-quality fixtures.

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### FOR SALE

\$680,000 - \$720,000

### AGENTS

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### AGENCY

LJ Hooker Point Cook  
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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.



- The kitchen is well-appointed with generous bench space, ample cabinetry and quality appliances including oven and cooktop, connecting directly with the dining and meals area.
- Step outside to a covered alfresco that leads onto a beautifully landscaped backyard, featuring a combination of lush lawn and garden beds. This expansive outdoor space provides an ideal setting for dining, entertaining, or enjoying the fresh air in a private and inviting environment.
- Additional highlights include a separate laundry with storage cupboards, ducted heating, split-system cooling, downlights, and a remote-controlled single garage with drive-through access.

#### The Point of Interest

Set in one of Point Cook's most sought-after pockets, this home enjoys outstanding access to local amenities, including Williams Landing Shopping Centre, Sanctuary Lakes Shopping Precinct, cafés, medical centres and schools. Nearby parks, walking tracks and reserves such as Point Cook Coastal Park, Cheetham Wetlands and Bayview Park provide opportunities for recreation and outdoor enjoyment. With Williams Landing Train Station and quick freeway connections, commuting is simple, and zoning to Carranballac P-9 College with childcare nearby ensures everything a family needs is close at hand, a truly outstanding opportunity in a highly desirable neighbourhood.

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 25/02/26.

#### MORE DETAILS

Property ID	2J2THGH
Property Type	Townhouse
Land Area	350 m2
Including	Ensuite

#### Paul Caine 0421 551 051

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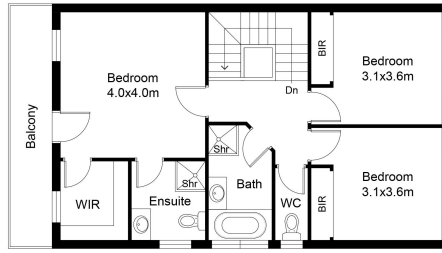
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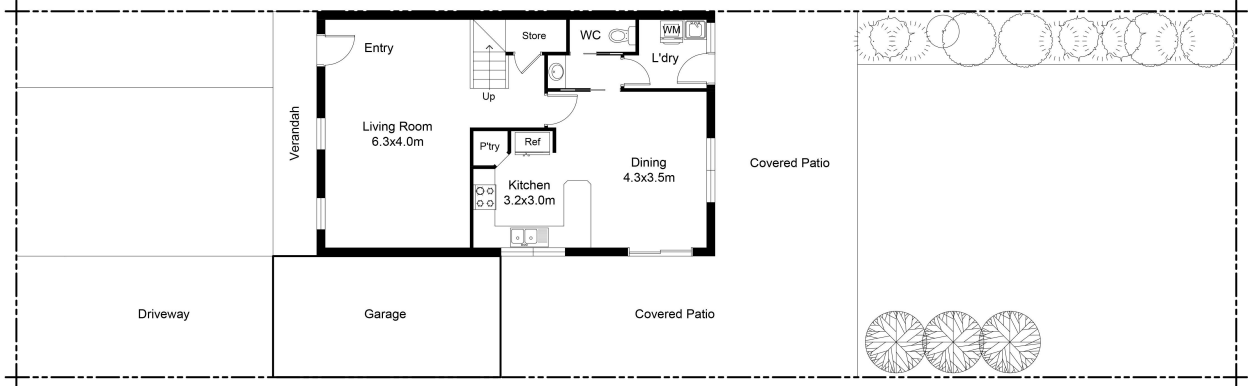
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are 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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