

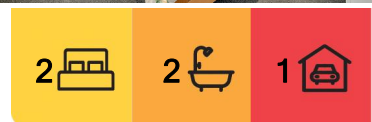
Point Cook, 3/8 Marseilles Way

Modern Home with Premium Features in a Desirable Location —215m² Allotment

LJ Hooker Property Point presents 3/8 Marseilles Way, Point Cook. This stunning brick unit boasts a modern design with versatile, open plan floorplan, plus a single carport, lovely courtyard alfresco ideal for entertaining, heating and cooling for year-round comfort, and a sleek kitchen equipped with stainless steel appliances. Centrally located near popular attractions like Boulevard Boardwalk Wetlands, Point Cook Coastal Park, Jamieson Way Community Centre, multiple shopping centers, quality schools, and public transport, this property is a perfect opportunity for savvy investors seeking a valuable addition to their portfolio, first home buyers, or empty nesters looking to downsize.

-A welcoming home leads into a charming entryway and opens up to an expansive kitchen, family, and meals area, where pristine tiling underfoot enhances the sense of space and elegance.

-Two carpeted bedrooms, each featuring built-in robes, spacious interiors, and natural light



For Sale
\$549,000 - \$599,000

View
ljhooker.com.au/2F50HGH

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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.

include the main with modern en suite featuring large vanity and oversized shower.

- Central, main bathroom offers a deep, relaxing bathtub, separate shower, tidy vanity with under sink storage, and sparkling mirror.
- Stylish kitchen is equipped with sleek cabinetry, built-in pantry and ample cupboard and drawer storage, plus stainless steel oven and cooktop, dishwasher, and stone benchtop/breakfast bar.
- Fully fenced courtyard provides a generous, paved concrete alfresco with shade sail and low maintenance garden surrounds, plus handy garden shed.
- Additional highlights include a single carport with internal access, separate internal laundry, linen storage, downlights, modern blinds, ducted heating and split system cooling.

Nestled in a prime Point Cook location, this property offers convenient access to a variety of local entertainment and dining options. Multiple nearby shopping centres cater to retail and grocery needs while the scenic Boardwalk Boulevard Wetlands, Lennon Reserve Playground, and Point Cook Coastal Park, along with numerous other leisure facilities are just a stone's throw away. Werribee Mercy Hospital is within proximity, and Carranballac P-9 College is zoned for the area, with other fantastic schools nearby. Public transport is easily accessible, with established bus routes on Boardwalk Boulevard, plus Aircraft, Hoppers Crossing and Williams Landing train stations close by.

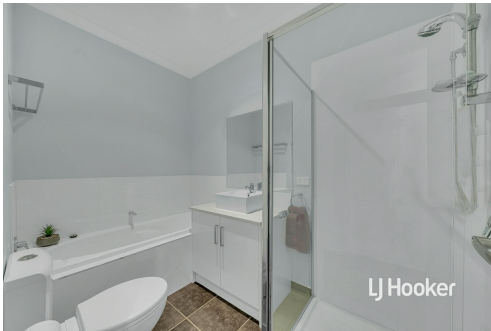
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 25/07/2024.

More About this Property

| | |
|---------------|---------|
| Property ID | 2F50HGH |
| Property Type | Unit |
| Land Area | 215 m² |
| Including | Ensuite |

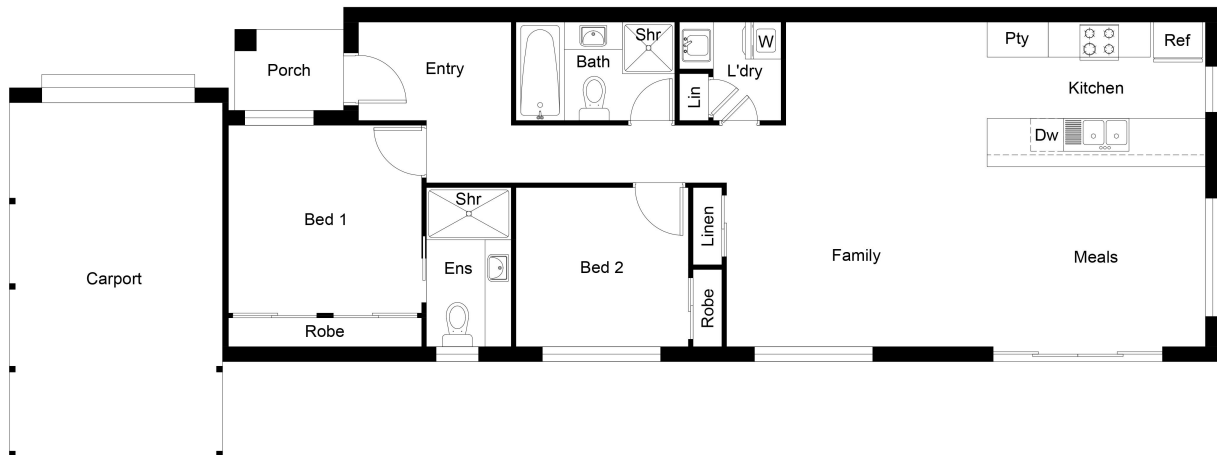
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FLOOR PLAN

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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