

## Sanctuary Lakes, 20 Viewbank Court

Family Friendly Entertainer with Zoning for Seabrook Primary

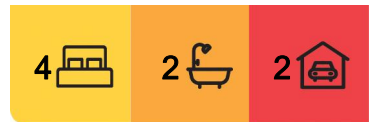
LJ Hooker Property Point presents 20 Viewbank Court, Sanctuary Lakes. Nestled within the leafy streets of beautiful Sanctuary Lakes, this immaculate residence offers enormous appeal for families and investors alike. Embracing indoor/outdoor living, this property boasts open plan living and meals spaces and an extended outdoor alfresco, plus four bedrooms, two bathrooms and a double garage. Offering a lifestyle of leisure, residents will enjoy local shopping precincts, sports clubs, schools and transport options each within minutes.

-This palatial abode offers a multitude of light-filled living spaces, including a formal lounge/media room and open plan family and meals zones, each seamlessly integrated to provide effortless flow throughout.

-A sensational outdoor alfresco awaits the entertaining enthusiast, the original patio having been extended to include an additional timber deck with an outdoor seating area.



**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**  
\$920,000 - \$990,000

**View**  
[ljhooker.com.au/2EH5HGH](http://ljhooker.com.au/2EH5HGH)

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

-The stylish kitchen offers meticulous appointments, with Caesarstone countertops, ample cabinetry and stainless-steel appliances including a 1200mm upright gas cooker, canopy rangehood and dishwasher.

-Accommodation includes a luxurious master suite, boasting a walk-in-robe and a private ensuite with oversized shower and double vanities. Three additional bedrooms offer built-in robes and share access to the family bathroom, complete with a bathtub and separate WC.

-Enjoying a low maintenance 630sqm (approx.) allotment, this single-storey residence is complete with landscaped gardens and fully fenced lawns, perfect for children and pets to play.

-Additional appointments include a double remote-control garage with internal access, a separate laundry, security alarm system, ducted heating, split system air conditioning, gas hot water heater and roller blinds throughout.

Positioned within the idyllic Sanctuary Lakes, this property offers exceptional proximity to local conveniences, with Sanctuary Lakes Shopping Centre and Sanctuary Lakes Golf Course just moments away. For families, this property is within catchment of the highly regarded Seabrook Primary School, with Point Cook Senior Secondary College and Lumen Christi School also nearby. Extensive parks and playgrounds within walking distance, including the walking trails of Skeleton Creek and Breezewater Reserve, while commuters enjoy an easy weekday journey via nearby Williams Landing Station.

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 31/1/24.

## More About this Property

<b>Property ID</b>	2EH5HGH
<b>Property Type</b>	House
<b>Land Area</b>	630 m <sup>2</sup>
<b>Including</b>	Deck Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

### Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer | paul.caine@ljhooker.com.au

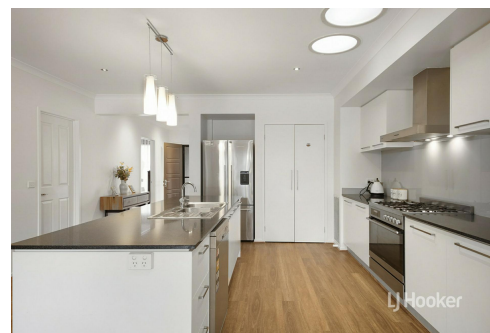
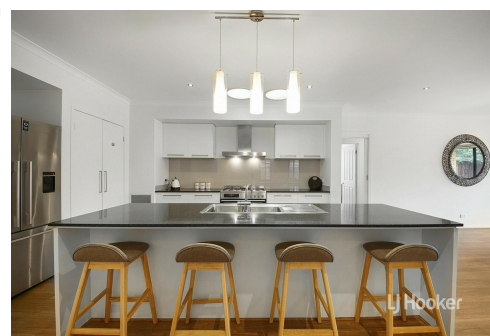
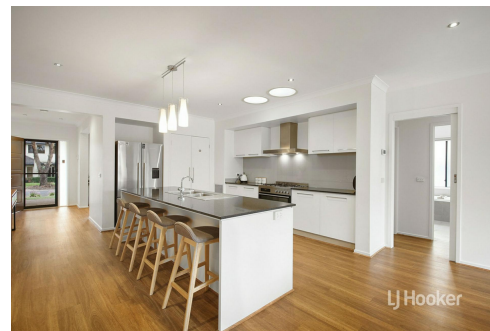
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FLOOR PLAN ON SITE PLAN

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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