

Sanctuary Lakes, 6 Cooks Mews

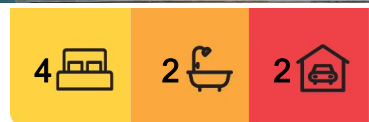
MUST SEE! Luxurious Family Retreat on Sanctuary Lakes Golf Course

Natalie Newdick and LJ Hooker Point Cook proudly present 6 Cooks Mews, Sanctuary Lakes. Positioned on the fifth hole of Sanctuary Lakes Golf Course and with sweeping views from its second-floor balcony, this property offers unprecedented appeal, perfect for executive families. Architecturally designed, built by custom builder Comdain Homes, epitomising luxury throughout, this breathtaking home comprises two living zones, four bedrooms, two bathrooms and guest powder room, complete with two outdoor living spaces and an extra sized double car garage. Nestled within the prestigious Medallion Estate gated community, offering security and privacy and easy access to local shopping and entertainment precincts, quality schools and public transport options, a lifestyle of leisure awaits.

-Encompassing a total of 46 internal squares, this home is one of abundance, offering ample space to gather and entertain or to relax and unwind. The main living zones boast



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
\$1,550,000 - \$1,650,000

View
ljhooker.com.au/2EZGHH

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soaring 3 meter square set ceilings, upstairs 2.7 meters, and are wrapped in timber-framed windows and doors, allowing natural light to flood the open plan interiors.

-Designed to maximize its coveted location, an additional living space is positioned on the upper level, complete with a kitchenette and beautifully integrated entertainers balcony with views across the golf course and beyond.

-The home chef will delight in the contemporary kitchen, boasting granite countertops, ceiling-height cabinetry, wine storage and 900mm appliances, including a gas cooktop, wall mounted oven and stainless-steel dishwasher.

-Accommodation includes four bedrooms, each generous in size, and three fitted with walk-in or built-in robes. The primary suite is a parent's retreat, with a walk-in-robe, ensuite bathroom and private terrace, while the remaining huge bedrooms share access to the beautifully appointed family bathroom, with a walk-in shower and bathtub.

-This double-storey residence boasts an attractive street frontage, its rendered exteriors complete with feature stone pillars and landscaped gardens. The tidy 673sqm (approx.) block is fully fenced and includes a covered terrace, timber deck, electric awning, and outdoor blinds, perfect for year-round entertainment.

-Additional appointments include an oversized double garage with both drive through and internal access, golf cart parking, wine cellar and workbench, a separate laundry, guest powder room, security alarm system, ducted heating, evaporative cooling, split system air conditioning, 12 x solar panels and 2 x water tanks.

Nestled within Medallion Estate, this first-class residence offers exceptional proximity to local conveniences, including Sanctuary Lakes Shopping Centre, Sanctuary Lakes Hotel and Seabrook Community Centre. For families, this property is within catchment of Carranballac P-9 College and Point Cook Senior Secondary College, with Lumen Christi School also within proximity. Positioned just 26kms from Melbourne CBD, this location offers an easy weekday journey for commuters, with public transport options including 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 as of 12/06/24.

More About this Property

Property ID	2EZGHGH
Property Type	House
Land Area	673 m ²
Including	Ensuite

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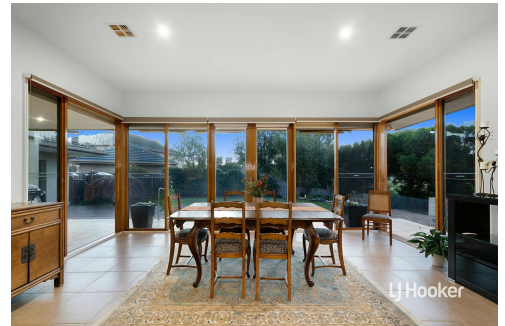
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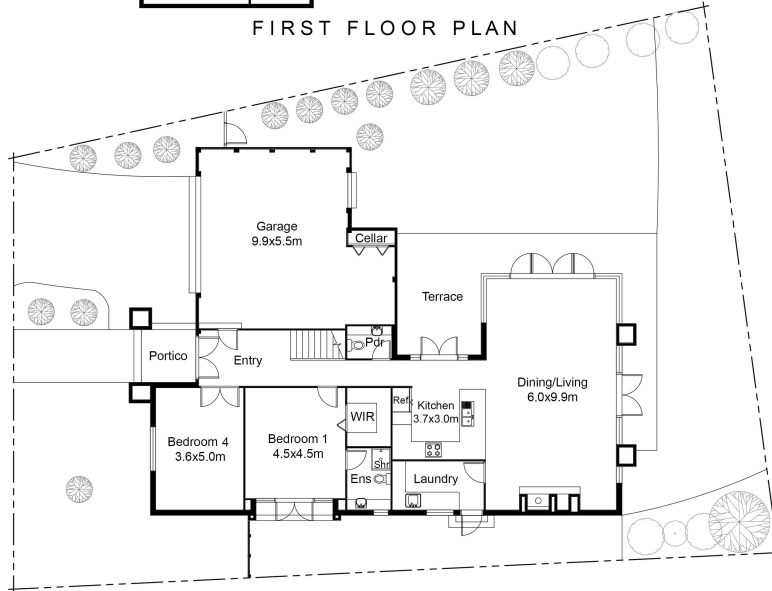


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FIRST FLOOR PLAN



GROUND FLOOR PLAN ON SITE

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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