

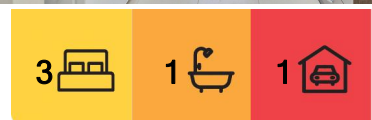
## Seabrook, 15/23-29 Catherine Road

### Convenience and Comfort within Coveted School Zone!

LJ Hooker Point Cook presents 15/23-29 Catherine Road, Seabrook. This magnificent, three-bedroom, double storey home offers fresh, generous living spaces, supported by 3 separate toilets. A warm, welcoming exterior, plenty of modern features, and is the perfect home for professional couples, growing families and investors looking to expand their portfolios. Melbourne City is approximately 30 minutes away, with the local train station within walking distance. Seabrook offers the perfect mix of urban and suburban lifestyle perks including convenience shopping, access to highly coveted Seabrook Primary, exciting cafés and dining establishments and a range of pristine parklands and scenic bike trails.

-Expansive floorplan offers a generous open plan kitchen/living/dining zone, plus an additional separate formal lounge, all downstairs with a combination of floating floor and tiling underfoot, serviced by a ground floor toilet/powder room.

-Airy, modern kitchen conveniently located close to the indoor dining area and alfresco



**For Sale**  
\$489,000 - \$515,000

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

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

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deck offers quality stainless-steel appliances with built-in oven, stovetop and dishwasher included, plus ample storage and bench space with stylish laminate finishings.

-Three spacious upstairs bedrooms offer built-in wardrobes and large windows, all providing easy access to bathroom facilities located on the upper level, main bedroom includes a door directly to the main bathroom.

-Upstairs bathroom is complete with a deep, relaxing bathtub, separate shower, large mirror, vanity with under sink storage and toilet, plus an additional toilet room next door.

-Welcoming courtyard-style backyard offers a timber entertainer's deck while the front of the home has lovely, easily maintained garden beds and extra driveway parking space.

-Additional highlights of this delightful home include an East-facing aspect, roomy single lock-up garage with adjoining office/workshop space, European-style laundry, central gas heating, air conditioning and plenty of storage space.

Residents can enjoy the peace and quiet of the Seabrook area, with a range of parks, playgrounds and nature reserves including Willowgreen Way Park, Bruce Comben Reserve and pristine wetlands just a short distance from home. A Seabrook lifestyle offers the convenience of nearby grocery stores, public transport facilities, freeway access, restaurants, retail outlets and other amenities. For students, this home is located within zoning boundaries of Seabrook Primary School, Carranballac P-9 College and Point Cook Senior Secondary College.

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. School zoning stated on [findmyschool.vic.gov.au](https://findmyschool.vic.gov.au) as at 10/04/2024 and subject to change.

## More About this Property

Property ID	2ETJHGH
Property Type	House
Land Area	138 m <sup>2</sup>

### Natalie Newdick 0451 992 994

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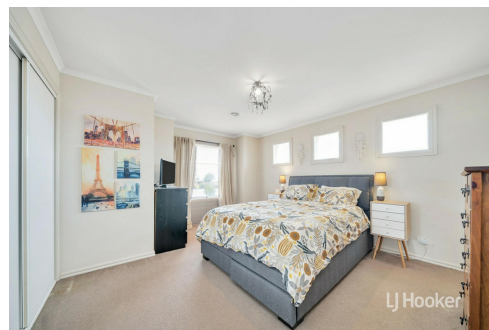
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