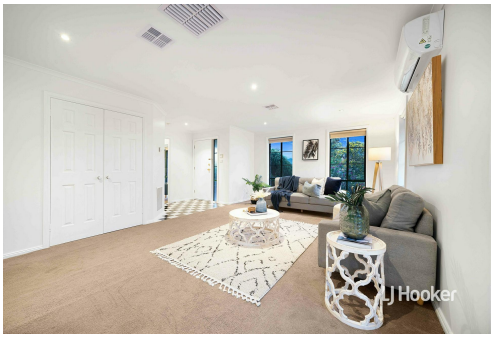








Seabrook, 67 Canonbury Circle

Private and Peaceful Family Home in Seabrook Primary Catchment

LJ Hooker Property Point proudly presents 67 Canonbury Circle, Seabrook. Nestled within a quiet and leafy enclave and within walking distance of Seabrook Primary School, this east-facing cottage style family home offers enormous appeal. With light-filled living and meals spaces, three bedrooms, two bathrooms and fresh paintwork throughout, this largely original property offers scope to renovate or extend, its spacious grounds including two driveways, a single garage, side access and an outdoor shed.

-Upon entry, the generous family room boasts floor-to-ceiling picture windows, allowing an abundance of natural light throughout, while the separate dining room caters to casual mealtimes and offers space for easy entertaining, with glass sliding doors providing integration with the paved outdoor patio.
-The original kitchen is one of quality, with timber countertops, ceiling-height cabinetry and a convenient breakfast bar. Appliances include a gas cooktop, wall-mounted oven/griller

3 2 3

For Sale
$695,000 - $745,000 - Contact Agent

View
ljhooker.com.au/2FFEHGH

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LJ Hooker

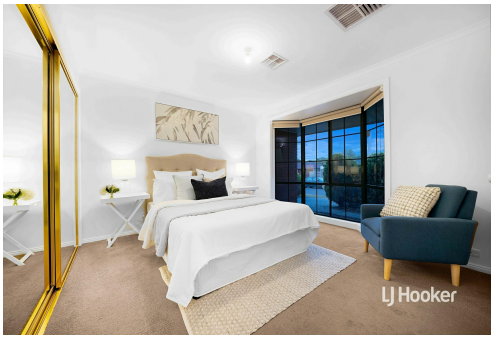
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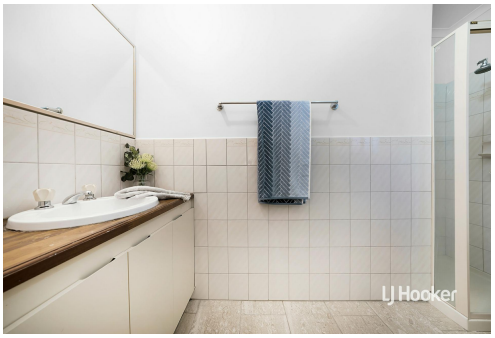
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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

and a dishwasher, with large windows offering a leafy outlook.
-Positioned at the front of the home, the master suite offers optimal privacy, complete with a bay window, built-in robes and an ensuite. Two further bedrooms are included, each with built-in robes and shared access to the family bathroom, complete with a bathtub and separate toilet.
-This beautiful single storey residence sits upon a 531sqm (approx.) block with grassy lawns, a colourful established garden with fruit trees. An outdoor shed accommodates tools and storage, while side-access is offered for the boat, caravan or trailer.
-Additional appointments include a single garage with drive-through access, two driveways and ample off-street parking, a separate laundry, solar panels and a 5kw inverter, ducted heating, evaporative cooling, air conditioning and downlights throughout.

Located in a highly desirable neighbourhood, this property is just moments from the scenic Skeleton Creek walking trails and beautiful parklands. Families will appreciate the close proximity to Seabrook Primary School, Point Cook Senior Secondary College, and Emmanuel College, along with various childcare options. Nearby shopping precincts include Williams Landing Shopping Centre, Stockland Point Cook and Central Square Shopping Centre, while attractions include Seabrook Community Centre and Sanctuary Lakes Golf Club. For commuters, convenient transport options include Aircraft Station only 2km away, multiple bus routes and direct access to the Princes Freeway.

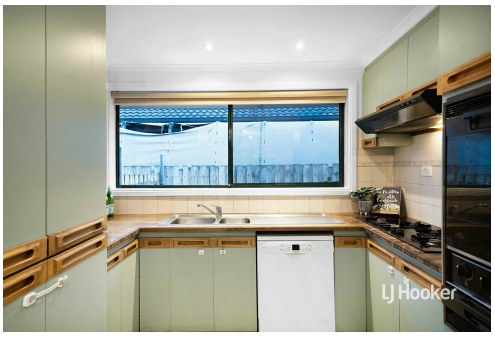
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based is on www.findmyschool.vic.gov.au as of 15/10/24.











More About this Property

Property ID	2FFEHGH
Property Type	House
Land Area	531 m²
Including	Ensuite Air Conditioning Built-in-Robes Secure Parking Remote Garage

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