



Seabrook, 72 Canonbury Circle

Discover Your Perfect Family Sanctuary in Seabrook

The Property

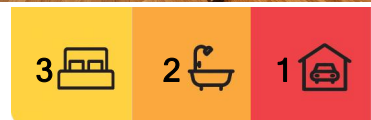
Welcome to 72 Canonbury Circle, Seabrook. A superbly presented family home offering a perfect blend of space, comfort, and lifestyle appeal in one of the area's most tightly held pockets. Ideally positioned within the highly sought-after Seabrook Primary School zone, this inviting residence delivers light-filled interiors, expansive outdoor entertaining, and easy access to parklands, schools, shops, and transport, making it an exceptional choice for families and investors alike.

The Point of Difference

- A spacious formal lounge framed by a classic bay window creates a welcoming first impression, flowing effortlessly into the adjoining dining space and light-filled open plan living zone, ideal for both daily living and entertaining.
- At the heart of the home, the well-appointed kitchen showcases rich timber cabinetry, sleek benchtops, premium stainless-steel appliances, a gas cooktop, wall oven, double



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
\$760,000 - \$790,000

View
By Appointment

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sink, and generous pantry storage, with plenty of space for both meal preparation and casual dining.

- The home offers three generously sized bedrooms, include the primary suite complete with a walk-in robe and stylish ensuite. The remaining bedrooms feature built-in robes and share easy access to the main bathroom and separate toilet for added convenience.

- Nestled on a 558m2 approx. allotment, step outside to the remarkable 8x8m undercover Fijian Mahogany decked pergola, a perfect space for entertaining year-round. The backyard offers plenty of room for kids, featuring a dedicated area for kids' play equipment, a garden shed, and low-maintenance landscaped gardens.

- Additional highlights include car accommodation for one vehicle via a single carport, extra shed, separate laundry, ducted heating, evaporative cooling, blackout curtains to the west side of the home, floating floors, and NBN connection to the premises.

The Point of Interest

Experience a peaceful, well-connected lifestyle in one of Seabrook's most sought-after neighbourhoods. Enjoy leisurely walks along the scenic Skeleton Creek trails and nearby parklands, with excellent schools like Seabrook Primary, Carranballac P-9 College, Emmanuel College, and Point Cook Senior Secondary all close by. Families will appreciate the range of childcare options and convenient access to shopping hubs including Williams Landing Shopping Centre, Stockland Point Cook, and Central Square. Local amenities such as Seabrook Community Centre and Sanctuary Lakes Golf Club add to the appeal, while commuters benefit from Aircraft Station just 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 08/06/25.

More About this Property

Property ID	2GPGHGH
Property Type	House
Land Area	558 m2

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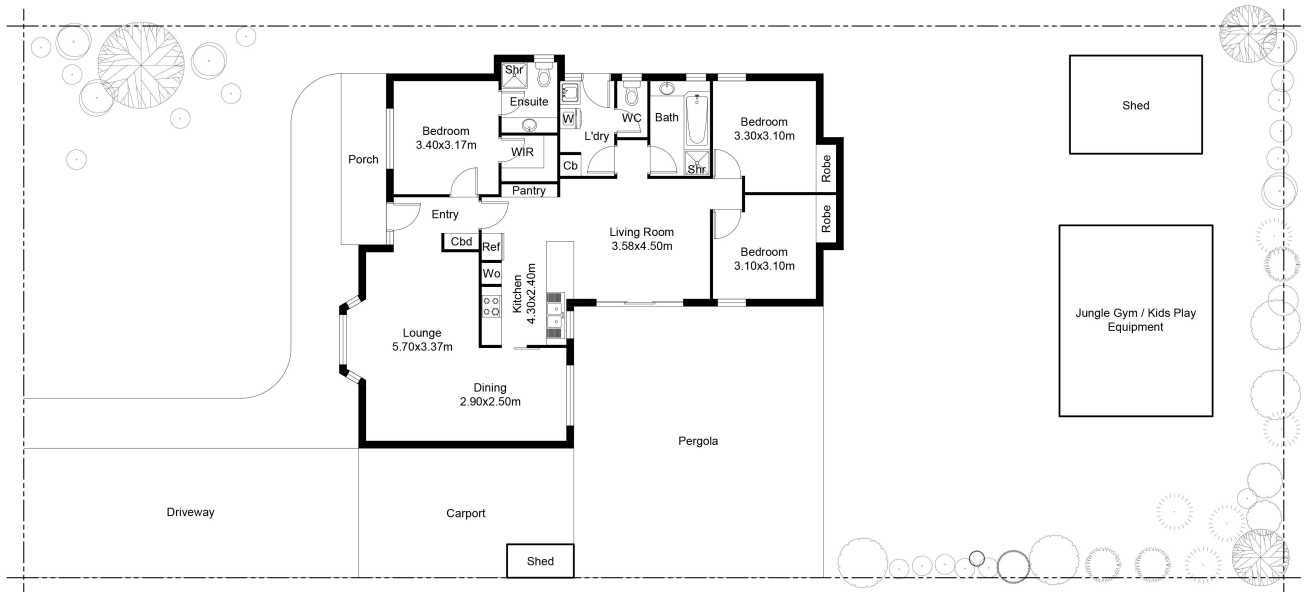
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FLOOR PLAN ON SITE

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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