



80 Shane Avenue, Seabrook

A Home with Potential Income - Newly Renovated plus Studio Unit

The Property

Welcome to 80 Shane Avenue, Seabrook. Located in a highly sought-after neighbourhood, this distinguished dual-occupancy residence showcases luxurious interiors, a masterfully designed layout, and an extraordinary outdoor space with self-contained studio unit. Providing three spacious bedrooms in the main home and one in the unit plus an array of expansive shared zones, the home exemplifies a modern family lifestyle with the capacity for intergenerational living. From its welcoming facade to the backyard oasis, every aspect has been designed to embody state-of-the-art living in a location that offers the height of convenience with quality schools, prime lifestyle amenities, and more.

The Point of Difference

- A serene, low maintenance front yard with established gardens includes trees that offer a degree of privacy, while entering the home reveals a superb sequence of living zones with magnificent timber-look flooring underfoot including a formal lounge and dining space close to the open-plan kitchen/living/rumpus space.
- Three bedrooms offer walk-in robes, two with ceiling fans, plus a

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FOR SALE

\$800,000 - \$850,000

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 **LJ Hooker**

fourth within the self-contained studio unit that offers its own modern bathroom, alongside the main bathroom in the home, recently renovated, with luxurious bathtub and contemporary finishings.

- The gourmet kitchen is an entertainer's delight, recently renovated with stone benchtops, premium appliances, and extensive storage. An expansive wrap-around waterfall bench/breakfast bar defines the space as a central hub for family and friends to gather.
- Outdoor living is the crown jewel of the home, showcasing an enclosed, paved alfresco with built-in barbecue and a grand design with artistic fire pit area that takes entertaining to new heights. Flowing seamlessly from the open plan living, it forms an indulgent, all-season retreat framed by landscaped gardens on an approximately 530m2 allotment.
- Additional highlights include a double carport, woodfire fireplace, new paint, irrigation, 3,300Lt water tank, solar panels, evaporative cooling, ducted heating, shed, and separate internal laundry.

The Point of Interest

Living in this sought-after Seabrook locale means residents are uniquely positioned to access multiple shopping centres including Stockland Point Cook, Sanctuary Lakes, and Featherbrook, plus Wyndham Library, various medical facilities, regular bus routes, the Princes Freeway and Williams Landing and Aircraft train stations. Boulevard Boardwalk Wetlands, Dunnings Roads Reserve, and Southampton Drive Park all offer natural beauty just a short walk or drive away. Nearby local schools include zoned Seabrook Primary, Carranballac P-9 College, and Point Cook Senior Secondary College among other esteemed educational facilities, daycares, and early learning centres. A statement of contemporary family living in a prestigious area, this home represents an exceptional opportunity.

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 10/02/26.

MORE DETAILS

Property ID	2HZNHGH
Property Type	House
Land Area	530 m2

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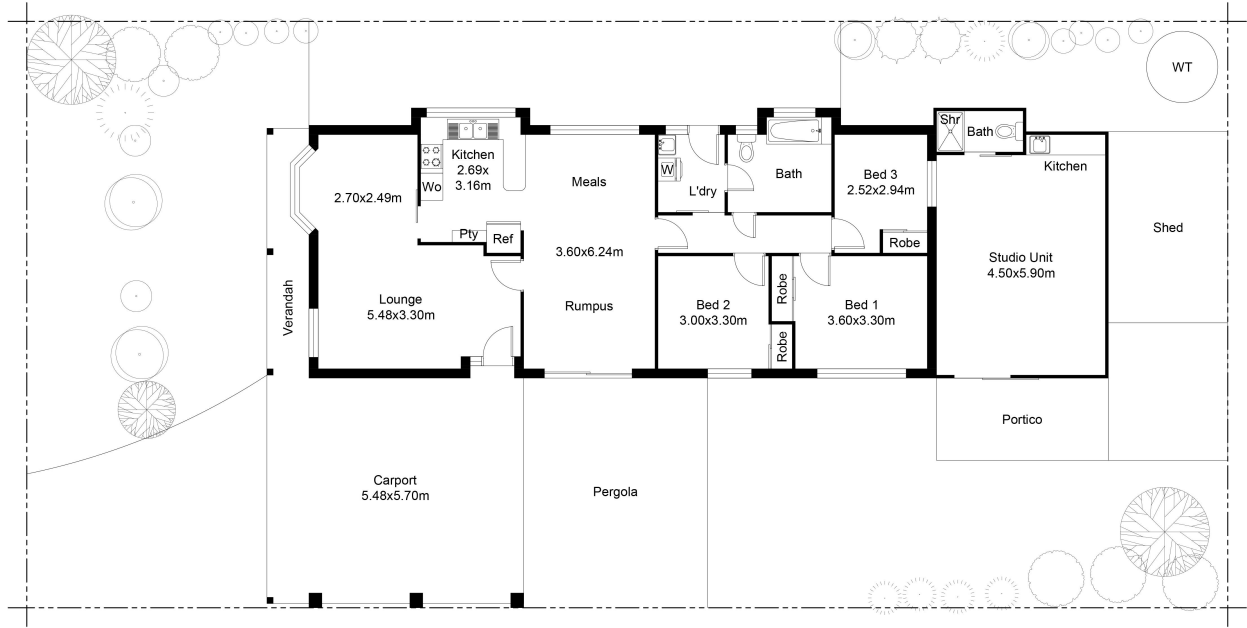
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FLOOR PLAN ON SITE

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