

2 Irvine Avenue, Strathtulloh

## Magnificent Family Home in a Fabulous Location

### The Property

Welcome to 2 Irvine Avenue, Strathtulloh. Showcasing contemporary design and outstanding family appeal, this breathtaking single-storey residence offers four spacious bedrooms, two separate living areas, an undercover alfresco and a spacious backyard. Beautifully appointed throughout, the home is enhanced by quality finishes, modern inclusions and a well-appointed kitchen, creating an inviting setting for modern family living. Ideally positioned within an established neighbourhood, the home enjoys easy access to quality schools, childcare facilities, shopping centres, parklands, sporting facilities and public transport, delivering a superb family lifestyle with exceptional everyday convenience.

### The Point of Difference

- Designed for comfortable family living, the home features a spacious open-plan kitchen, living and meals area with quality tiling throughout, complemented by a separate carpeted lounge room and powder room.
- Beautifully appointed, the kitchen showcases 900mm stainless-steel appliances, including a gas cooktop, oven and dishwasher, complemented by ample storage, overhead cabinetry, generous

4  2  2 

### FOR SALE

\$700,000 - \$750,000

### VIEW

Sat 27th Jun @ 1:00PM - 1:30PM

### AGENTS

Natalie Newdick

0451 992 994

[natalie.newdick@ljhooker.com.au](mailto:natalie.newdick@ljhooker.com.au)

Anu Sharma

0448 218 455

[anu.sharma@ljhooker.com.au](mailto:anu.sharma@ljhooker.com.au)

### AGENCY

LJ Hooker Point Cook

(03) 9975 7080

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.

 **LJ Hooker**

bench space and a stone-top island bench with breakfast bar seating.

- Comprising four carpeted bedrooms, all with walk-in robes, the main suite boasts an impressive en suite featuring a 1500x900 tiled shower with shower niche and a vanity with under-bench storage.
- Servicing the remaining bedrooms, the central bathroom includes a separate shower and bathtub, together with a large mirror and vanity offering ample storage.
- Set upon a 449m<sup>2</sup> (approx.) corner allotment, the property boasts landscaped front and rear gardens, while the spacious backyard provides an undercover alfresco area and plenty of space to entertain and enjoy.
- Additional highlights include views across Athelstone Boulevard, security doors to all sliding doors, 9ft ceilings, extra-height internal door frames, ducted heating, evaporative cooling, walk-in linen storage, a separate laundry and a double remote-control garage with internal access.

#### The Point of Interest

Located in a highly sought-after pocket of Strathulloh, this home enjoys exceptional convenience with an impressive range of established and growing amenities nearby, including Cobblebank Village, Opalia Plaza, Station Square Shopping Centre, Cobblebank Stadium and a variety of cafés, restaurants and entertainment options. Families will appreciate the proximity to a selection of highly regarded schools, childcare facilities and community services, while commuters benefit from easy access to Cobblebank Train Station and established bus routes. Surrounded by parklands, reserves and sporting facilities, and with Melton Hospital also within easy reach, this location delivers an outstanding family lifestyle in a thriving and rapidly growing community.

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](http://www.findmyschool.vic.gov.au) as of 22/06/26.

#### MORE DETAILS

Property ID	2JR8HGH
Property Type	House
Land Area	449 m <sup>2</sup>

#### Natalie Newdick 0451 992 994

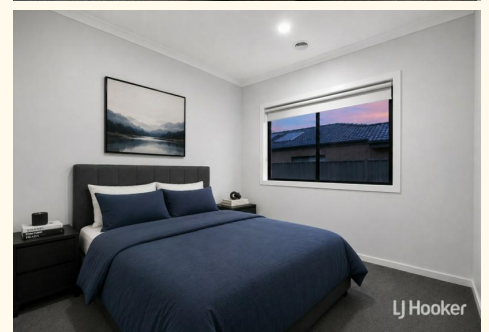
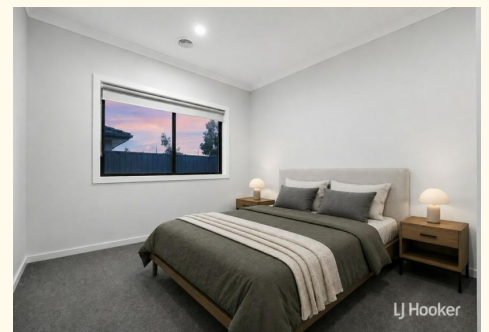
Sales Executive | [natalie.newdick@ljhooker.com.au](mailto:natalie.newdick@ljhooker.com.au)

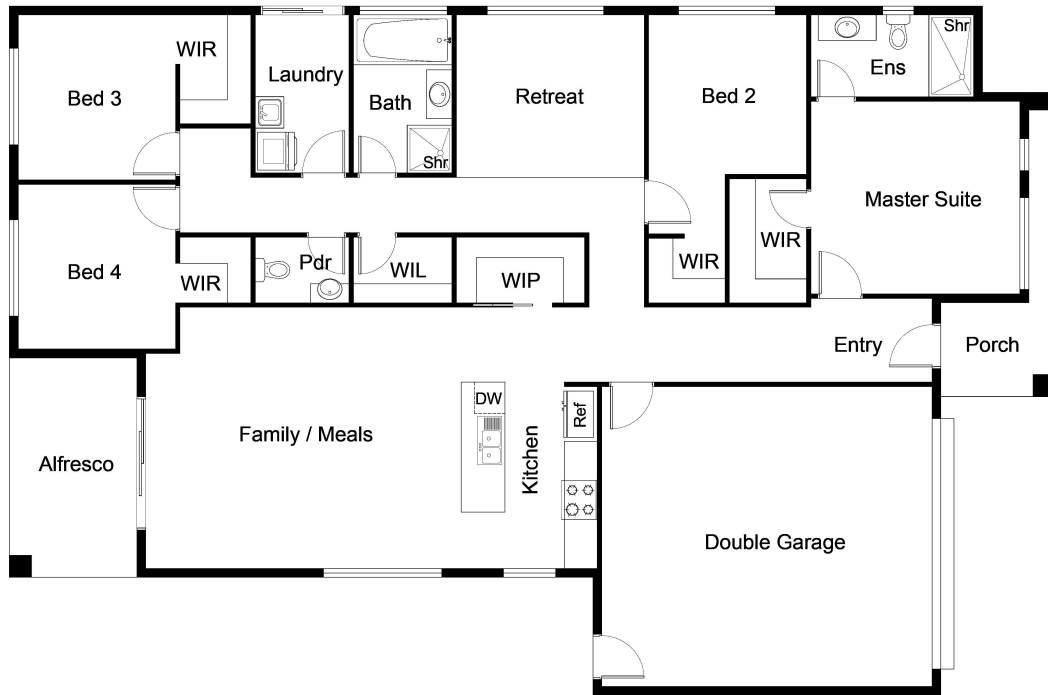
#### Anu Sharma 0448 218 455

Sales Consultant | [anu.sharma@ljhooker.com.au](mailto:anu.sharma@ljhooker.com.au)

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

Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](mailto:pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)





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.



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.

