



Williams Landing, 38 Rothbury Parkway

Contemporary Living in the Heart of Williams Landing!

Welcome to 38 Rothbury Parkway, Williams Landing. Set on an impressive 581m² (approx.) block, this stylish double-storey home is a superb choice for families seeking a lifestyle of comfort and convenience or investors looking to enhance their portfolio. Boasting a spacious layout and an array of modern features, this home is perfectly positioned to take advantage of nearby amenities, including Williams Landing Shopping Centre, Williams Landing Train Station, the freeway, dining options, and beautiful parklands.

- Bright and spacious interiors include open plan living and dining areas that seamlessly connect to the outdoors. Tiled floors and large windows enhance the sense of space and light, while a separate, carpeted lounge offers additional versatility for relaxation or entertainment.

- Accommodation for the whole family, with four generously sized, carpeted bedrooms. The luxurious main suite features a walk-in robe and private en suite, while the remaining



For Sale
\$925,000

View
ljhooker.com.au/2G1BHG

Contact
Paul Caine
0421 551 051
paul.caine@ljhooker.com.au
Anu Sharma
0448 218 455
anu.sharma@ljhooker.com.au



LJ Hooker Point Cook
(03) 9975 7080

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.

bedrooms are equipped with built-in robes and share access to a central bathroom with a separate bath and shower.

- A well-appointed kitchen offers a large island with a stone benchtop, plentiful storage options, and a walk-in pantry, designed to meet the needs of growing families and keen entertainers.

- Outdoor spaces designed for easy living include a low-maintenance backyard and a flowing indoor-outdoor layout, perfect for hosting gatherings or enjoying quiet evenings at home.

- Additional highlights include a spacious laundry, beautifully landscaped gardens, and ample parking options with a secure double garage.

Williams Landing is renowned for its family-friendly environment and unbeatable convenience. This location places residents' moments from Williams Landing Shopping Centre, lush parklands, and recreational facilities such as the Williams Landing Sports Reserve. Families will benefit from zoning for quality schools, including Carranballac P-9 College and Truganina South Primary School. Commuters will appreciate proximity to Williams Landing Train Station and easy access to the freeway for effortless travel to Melbourne's CBD.

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 is based on www.findmyschool.vic.gov.au as of 28/11/24 and is subject to change.

More About this Property

Property ID	2G1BHG
Property Type	House
Land Area	581 m2

Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer | paul.caine@ljhooker.com.au

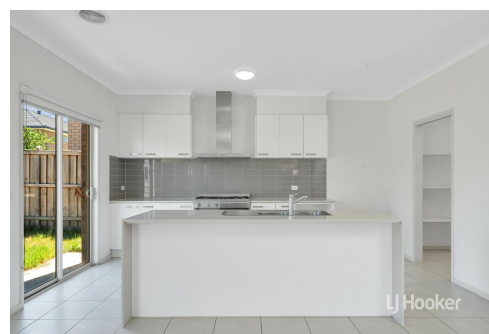
Anu Sharma 0448 218 455

Sales Consultant | 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 | pointcook@ljhooker.com.au



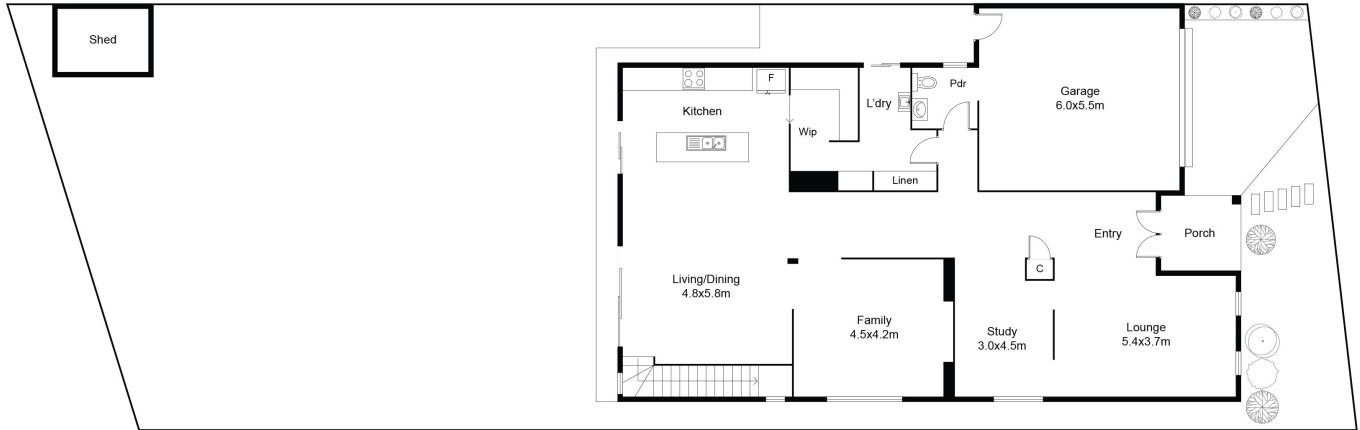
Disclaimer: All information contained therein is gathered from relevant third parties sources.

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

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



FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham 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.



LJ Hooker Point Cook
(03) 9975 7080

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.