LJ Hooker Point Cook
Shop 2114 Main Street,
POINT COOK VIC 3030

2 Graf Way, Point Cook, VIC 3030

$480 Per Week

House 3 2 2















Located in the Newminster Estate! APPLICATIONS NOW OPEN

LJ Hooker Point Cook presents 2 Graf Way, Point Cook. A residence with far-reaching appeal, this well-presented single storey comprises of two living zones, three bedrooms, two bathrooms and double car accommodation, this property enjoys a spacious allotment, complete with an entertainer alfresco, outdoor spa and grassy lawns. Positioned in the prominent Newminster Estate and offering exceptional convenience, this property is within walking distance of local shops, schools, and parklands.

Open for Inspection

By Appointment.

- Bright and open, this home offers an array of living zones, including a formal lounge and open plan family and meals spaces. The light-filled interiors are generous in size, with timber laminate flooring laid throughout, encouraging effortless flow from space to space.

- With sleek and modern inclusions, the kitchen displays stone countertops, an abundance of glossy cabinetry and a full-sized pantry. Quality stainless-steel appliances include a gas cooktop, under bench oven and dishwasher, while gleaming tiled flooring adds practicality for families.

- Accommodation begins with the spacious master suite, located at the front of the home and boasting tranquil garden views, a walk-in-robe and a contemporary ensuite. Two further bedrooms are offered, each with built-in robes and shared access to the family bathroom, with a bathtub and separate toilet.

- Enjoying a well-utilized 525m2 (approx.) allotment, this property offers a private alfresco with a soaring gabled roof and an outdoor spa, while the grounds are beautifully landscaped with a grassy lawn, established vegetable gardens and an outdoor shed.

- Further highlights include a double remote-control garage with drive through access, a separate laundry, security alarm, security screen doors, ducted heating, evaporative cooling, water tanks, 12 x solar panels and downlights throughout.

Within walking distance of major amenities, this ultra-convenient location is within proximity of Sanctuary Lakes Shopping Centre, Carranballac P-9 College (Jamieson Way Campus) and Lumen Christi School Point Cook. Residents will enjoy easy access to the walking tracks of Jamieson Way Reserve, Cheetham Creek and the Sanctuary Lakes Golf Club. Commuters will benefit from array of public transport options including Williams Landing station and multiple bus routes plus 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. School zoning stated on findmyschool.vic.gov.au as at 26/06/2023 and subject to change.

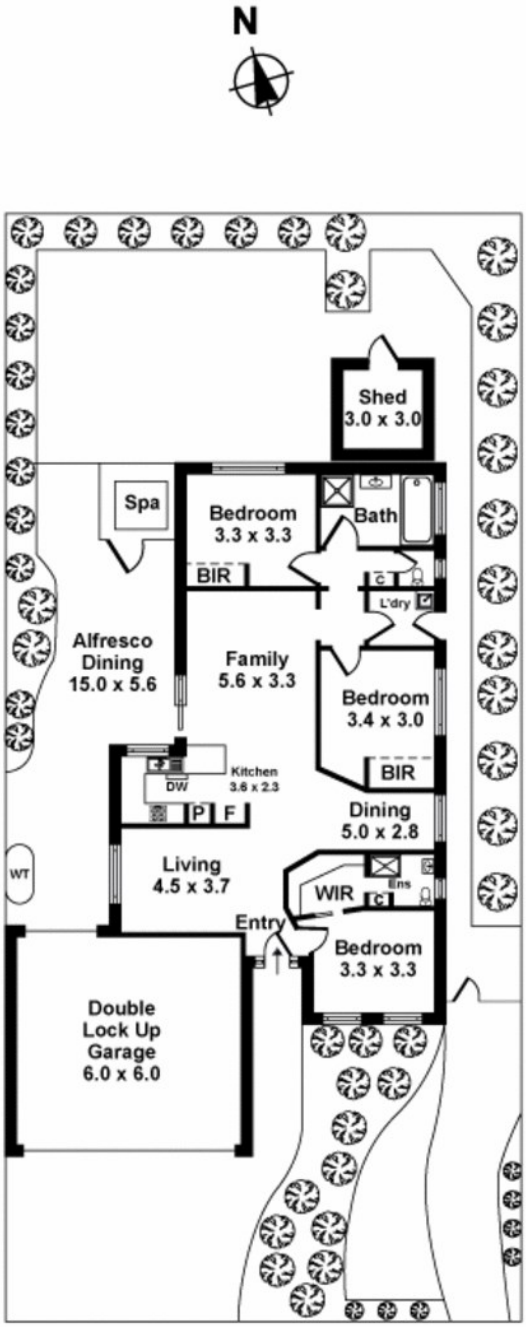
Listed By
Dema Haddad

Mobile: 0487 555 700

Listing Number: 3351371

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

Floorplan



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.

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