

**22 Yaramba Boulevard Bvd, Point Cook, VIC 3030**

**Leased - \$600**

House 4 2 2



## Stunning Family Home in the Highly Desirable Point Cook! APP

### The Point of Interest

LJ Hooker Property Point presents 22 Yaramba Boulevard, Point Cook, a stunning family home that perfectly balances style, comfort, and space. Featuring four spacious bedrooms, modern living areas, and a host of quality finishes, this property is designed for contemporary family living. Located in the highly sought-after suburb of Point Cook, it is within easy reach of local amenities, schools, and transport options, ensuring convenience at every turn.

### Open for Inspection

By Appointment.

### The Point of Difference

- The four generously sized bedrooms offer a tranquil retreat for the whole family. The master suite features a walk-in robe and an en suite bathroom, while the other three bedrooms include built-in robes for ample storage space. This home provides comfort and functionality, with each bedroom designed to offer privacy and space for all.
- The kitchen is a chef's dream, featuring modern stainless-steel appliances, including an oven, cooktop, and dishwasher. It boasts overhead cupboards for extra storage, and a spacious bench for casual meals or meal preparation. This well-appointed kitchen is ideal for entertaining or preparing family meals.
- The home offers living spaces for every occasion. A formal lounge provides a sophisticated space for relaxing or hosting guests, while the open plan dining and living areas create an inviting atmosphere for family gatherings
- Step outside to discover a wonderful alfresco area, perfect for outdoor entertaining. The covered pergola is ideal for hosting family and friends year-round, while the large backyard offers plenty of room for children to play or for gardening enthusiasts to create their dream
- Additional quality features include a double garage with internal access, ducted heating for warmth during the cooler months, and evaporative cooling for comfort throughout the warmer months. The home also offers plenty of storage space and a well-designed floor plan, providing flexibility for growing families.

### The Point of Interest

22 Yaramba Boulevard is located in a family-friendly area with easy access to a variety of local amenities. Point Cook Town Centre is just a short drive away, offering shops, cafes, and entertainment options. The property is zoned for the highly regarded Featherbrook P-9 College and Point Cook P-9 College, ensuring excellent educational opportunities for children of all ages. Nearby, you'll find parks, playgrounds, and recreational facilities, making it an ideal location for those who enjoy an active lifestyle. With convenient transport options, including the Princes Freeway and public transport links, commuting to Melbourne's CBD is a breeze.

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

### Listed By

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