

3 Marbella Waters Wtrs, Point Cook, VIC 3030

\$800,000 - \$840,000

House 3 2 2



Modern Family Living with Impressive Energy-Saving Features

The Property

Welcome to 3 Marbella Waters, Point Cook. Situated within the prestigious Waterside Estate, this inviting family residence showcases spacious contemporary living enhanced by impressive energy-efficient features designed to help reduce electricity costs and support sustainable modern living. Filled with natural light and complemented by spacious interiors throughout, the home comprises three spacious bedrooms, two bathrooms, a study nook and two separate living zones, alongside a covered alfresco entertaining area, timber decking and established landscaped gardens. Offering both comfort and everyday convenience, this exceptional residence is perfectly positioned within a well-connected pocket of Point Cook.

Open for Inspection

By Appointment.

The Point of Difference

- Upon entry, the home reveals a spacious formal lounge with high ceilings, flowing through to an expansive open-plan living and dining domain, creating a welcoming environment for relaxed family living and entertaining.
- The kitchen showcases stone benchtops, custom cabinetry, quality stainless steel appliances including an 1100mm stove and oven, extensive storage, a feature tiled splashback and a large American White Oak island bench overlooking the main living zone.
- Accommodation comprises three spacious bedrooms, including a king-sized main suite complete with a walk-in robe, private ensuite featuring dual vanities and a ceiling fan, while the remaining bedrooms are fitted with built-in robes and serviced by a central bathroom with shower and bathtub.
- A dedicated study nook offers an ideal space for working or studying from home, further complementing the home's versatile family layout.
- Positioned on a generous 600m2 approx. allotment, the covered alfresco and timber entertaining area is framed by landscaped gardens and spacious lawn areas, creating a private outdoor setting ideal for entertaining, relaxing and year-round enjoyment.
- Additional highlights include high ceilings, hardwood flooring, solar powered zoned ducted heating and refrigerated cooling system, premium window furnishings, excellent storage, a double remote garage, energy-efficient features including solar panels, a 48kW battery system and a 30kW EV charger within the garage.

The Point of Interest

Enjoying a prime position within the Waterside Estate, this sought-after location presents an exceptional lifestyle opportunity with the perfect balance of recreation and everyday convenience. Residents will enjoy close proximity to the wetlands walking tracks and Jamieson Way Reserve, creating an ideal environment for cycling, fitness activities and embracing the beauty of nature, while shopping precincts, public transport options, easy freeway access and a seamless commute further contribute to the area's strong lifestyle appeal. Families will also appreciate being zoned to Carranballac P-9 College, while the home's energy-saving features offer the added advantage of reduced energy costs, making this a remarkable opportunity not to be missed.

Listed By

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