

16 McCulloch Wk, Point Cook, VIC 3030

Sold - 27/10/2021

House 4 2 2



## Faultless Four Bedroom Wonder with Idyllic Parkside Views

\*Please note, open for inspections are open to fully vaccinated people only in accordance with current Victorian Government restrictions. To attend, an open for inspection, you will need to show acceptable proof of Covid-19 vaccination status as specified on [www.coronavirus.vic.gov.au](http://www.coronavirus.vic.gov.au). Density quotients will apply (indoors 1 per 4 sqm and outdoors 1 per 2 sqm). If you are not fully vaccinated, or do not wish to disclose your vaccination status, please contact the listed agent to organise a private appointment.\*

### Open for Inspection

By Appointment.

LJ Hooker Point Cook presents 16 McCulloch Walk, Point Cook. Set across two expansive levels, this four-bedroom home combines luxury, modern design and the comfort of living in a wonderful neighbourhood to create a residence with tremendous appeal for savvy investors and families. Entertaining is made effortless with a plethora of beautiful spaces, indoors and out. The location also provides the convenience of nearby parks, playgrounds, bus routes, grocery stores and other handy amenities.

- Open plan kitchen, living/dining and lounge spaces with immaculate tiling and timber floorboards underfoot create a welcoming vibe throughout the ground level, as well as two spacious, carpeted bedrooms, one hosting a walk-in robe and en suite.
- Modern kitchen provides all the luxuries a home chef could need to create and enjoy delectable meals including ample cupboard, drawer, bench and pantry space, bright lighting, stainless-steel oven and gas cooktop and a classy breakfast bar zone.
- The upstairs floor offers two airy bedrooms, both fitted with walk in robes, the main also containing balcony access. Both are harmoniously connected by a serene living area that could be easily transformed into a kids play area or upstairs retreat.
- The main upstairs bathroom is complete with shower, bathtub and sparkling vanity.
- Outdoors, this home is spectacularly well-equipped with low maintenance, fully fenced, landscaped front and back yards, a covered brick laid alfresco zone, cute cubby house for the kids, established flower gardens and easy access to the many facilities of Miles Franklin Park next door.
- Further highlights include a separate downstairs laundry and toilet, ample storage capacity, downlights, split system air conditioning, ducted heating, Bosch security system and a fully connected CCTV camera system, large garage and front and back yard access.

This idyllic Point Cook location boasts access to nearby bus stops on Boardwalk Boulevard, as well as close proximity to Richardson Parkway Playground, Boardwalk Boulevard Wetlands and Miles Franklin Park which is adjacent to the home. An abundance of local entertainment and dining venues offer endless family-friendly nights out. Schools in the area include Stella Maris Stella Maris Catholic Primary School which is just across the park from the home, zoned Point Cook Prep-Year 9 College and Suzanne Cory High School, as well as Featherbrook P-9 College outside of zoning boundaries. Stockland Point Cook Shopping Centre is just a short drive away, offering Coles, ALDI, Target and a vast selection of other retail and grocery opportunities.

### Listed By

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