



101 Miles Franklin Boulevard, Point Cook



## Perfectly positioned in Point Cook.

Welcome home to this beautifully maintained family entertainer situated in one of the most sought-after locations in Point Cook. Located within the Innisfail Estate is this wonderful single level four-bedroom, 32sq (approx.) family home, set on a prized 563m2 (approx.) allotment will impress all who come to inspect.

Upon entry into this quality-built beauty, you will feel a sense of warmth and serenity with its elevated ceilings, wide hallway & bamboo timber flooring. The Master suite with huge retreat can be found immediately to your left, which is conveniently located at the front of the home and serviced by a large walk-in robe and en-suite. An oversize study and walk in linen press are also located at the front of the property.

Moving down the hallway which features a built-in attic ladder offering plenty more storage options for any growing family, you're greeted by the first living area which is used as a games room and features a pool table and lighting.

Continuing through, the property opens up to the main open plan family room, meals and kitchen area, again with plenty of natural light flooding in. and views of the outside entertaining area from the kitchen. The well positioned entertainer's kitchen is equipped with more than ample storage, sizeable 20mm Caesarstone bench-tops, glass splash backs, 900mm stainless-steel

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**Price** \$1,040,000 - \$1,060,000

**Property Type** Residential

**Property ID** 1102

**Land Area** 563 m2

**Floor Area** 297 m2

### Inspection Times

Sat 02 Aug, 11:30 AM - 12:00 PM

### Agent Details

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freestanding oven and range hood, a built-in dishwasher and genuine butler's pantry with a sink, is absolutely ideal for any budding chef.

An additional three bedrooms, family bathroom, separate WC and huge Laundry with storage cupboard and external access can be found to the left of the home and at the rear of the home is a large family room perfect for snuggling up with the family and watching TV.

The low maintenance gardens are more than spacious enough for all the family to enjoy. Rear access from the garage which leads into the extended undercover outdoor area featuring bi-fold doors all the way round, wireless festoon lighting and a built-in entertainers BBQ can also offer additional parking for those boys' toys.

Additional features: Back to base alarm system, CCTV Security cameras, 9.2kw solar regeneration system, 5kw solar battery, reverse cycle in master suite, attic ladder, solar tube, plantation shutters, elevated ceilings, gas ducted heating, ducted evaporative cooling, multiple living areas, low maintenance gardens, drive-through access from the garage, located within Point Cook Prep - Year 9 College and only a short walk to Point Cook town centre & public transport options, this property is perfect for any family or savvy investor.

Don't delay and enquire today!

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