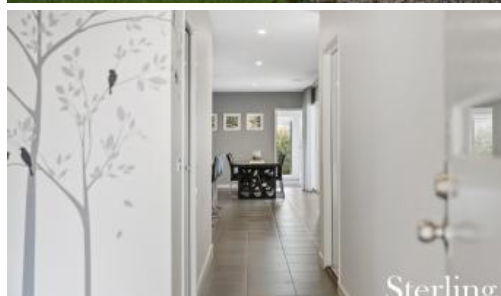


Sold



12 Circus Avenue, Point Cook



Immaculate, Impeccable and Impressive

Built by Henley homes in the ever-sought-after Kingsford Estate and conveniently located only a short 3.5km drive to the Point Cook Town Centre, this luxurious family home is set on a 448m² (approx.) allotment is sure to impress you at first sight. With approximately 235SQ under the roof-line and four generous bedrooms, this well thought out family Henley home built in 2014 has something for everyone.

Upon entry, the wide hallway with elevated ceilings provides an elegant tone for open plan living with exceptional finishes. Two light-filled and generously proportioned bedrooms with Built-in robes are conveniently located to the front of the home, serviced by a central bathroom with deep bath and large free-standing shower. Moving through, the heart of the home reveals itself and boasts a modern and stylish kitchen, equipped with 600mm waist height built-in stainless-steel oven with a top of the range dishwasher, glass splashback, under-mount sink, huge Caesar stone bench-tops, soft close drawers and massive storage options - all overlooking the meals & family living areas.

All the bedrooms are each lavished with lush carpets and the third bedroom and Master bedroom are found at the rear of the property, overlooking the perfectly maintained North Facing garden. Travel through the double aspect

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Price	SOLD for \$730,000
Property Type	Residential
Property ID	117
Land Area	448 m ²
Floor Area	213.67 m ²

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sliding doors onto the impressive 7.5m x 5m (approx.) Grand alfresco undercover entertaining area featuring Eco-Deck decking and overlooking the mature and well-maintained garden that's perfect for entertaining guests all year round.

Other added features are:

Double Glazed throughout, Double garage with Remote, Alarm system, Split system air conditioning, Ceiling fans, Second WC set up as a separate powder room, Exposed aggregate driveway, Synthetic turf, Crim-Safe security screen on front door, Laundry door & Garage external access door, Solar assisted gas hot water system, Dulux wash and wear paint throughout home, Electronic roller shutters, Living room, upgraded to grand living, Plantation shutters on awning windows, Over-sized kitchen, Huge island bench with pendant lights above, Butler's pantry, Oversized shower with rain head and Double vanities in ensuite, Exposed aggregate concrete, synthetic turf,

Located approximately 22km from CBD this residence is perfectly located close to schools, shops, all public transport and has easy access to the Princes freeway

THIS IS A MUST SEE! Should you have any questions or wish to book a private inspection, please call Scott on 0439595461

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