

Sold



9 Howards Way, Point Cook



Sterling



Sterling



Sterling

## Perfectly positioned in Point Cook.

Primed in the highly sought-after Boardwalk Estate Point Cook is this gorgeous North facing, four-bedroom, 25sq (approx.) family home, set over a generous 400m2 (approx.) allotment.

Entering through the front door will find you in the wide entry hall with the first living area / theatre room to the very front of the home. Internal access from the double remote garage is accessible into the home close to the first of four bedrooms. The Master is uniquely located at the rear of the home and is of a huge size and serviced by a walk-in robe and en-suite. Conveniently, a family bathroom with separate toilet and laundry are centrally situated.

Toward the rear of the home, the main family room and kitchen open up with plenty of natural light flooding in. Equipped with ample storage and a sizeable 20mm Caesar-stone bench-top, the kitchen overlooks the main meals area, family room and sliding doors to the rear of the home that lead out to a decked and Stratco covered entertaining area. The low maintenance gardens are more than spacious enough for all the family to enjoy.

Extra features with the property include: 5kw of Solar electricity panels, Multiple split system air conditioners, 2.7m (approx.) Elevated ceilings, Glass splash-back to the kitchen, Gas ducted heating, Room to park up to 8 vehicles off the street and much more!

Located within Carranballac P-9 College School zone and only a short walk to

🚗 4 🚲 2 🚗 8 🏠 400 m2

Price	SOLD for \$660,000
Property Type	Residential
Property ID	6
Land Area	400 m2
Floor Area	232.25 m2

### Agent Details

Scott Perry - 0439 595 461

Danielle Ferguson - 0484 546 381

### Office Details

Sterling Realty Pty Ltd

Unit 3 40B Wallace Ave Point Cook,  
VIC, 3030 Australia

0439 595 461

**Sterling**  
Realty

Point Cook town centre & public transport options, this property is perfect for any family or savvy investor.

Don't delay and enquire today!

While the Information is considered to be true and correct at the date of publication, changes in circumstances after the time of publication may impact on the accuracy of the Information. The Information may change without notice and Sterling Realty Pty Ltd is not in any way liable for the accuracy of any information printed and stored or in any way interpreted and used by a user.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.