

Sold

14 Marlin Crescent, Point Cook



## Alamanda Entertainer

Come home to your resort styled entertainer with commanding street presence and all you would need or want. This beautifully presented 30sq (approx.), 4-bedroom Metricon home set on a generous allotment of 544m2 defines luxurious living.

As you enter through the custom pivot door into the grand entrance, you will be greeted by the deluxe master suite immediately to your right. The size of the bedroom will impress all who enter. The fully fitted walk-in-robe, combined with a spacious ensuite complete with double vanity, Caesarstone, and ample storage will have you living in the lap of luxury.

Central to the home is the open plan kitchen featuring stainless steel appliances including a dishwasher, glass splash back and a Caesarstone island bench with plentiful storage. The entertainer's kitchen overlooks the very well-proportioned meals and family areas.

From here the real entertaining area of the home is accessed through sliding timber stackable doors, into a fully enclosed decked alfresco dining and entertaining area - featuring a large outdoor kitchen with BBQ and fridge facilities plus ample workspace and storage. The manicured lawn is accessed through a huge set of bi-fold doors and is complimented by a sand pit, kids cubby

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<b>Price</b>	SOLD for \$990,000
<b>Property Type</b>	Residential
<b>Property ID</b>	95
<b>Land Area</b>	544 m2
<b>Floor Area</b>	278.70 m2

### Agent Details

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house and swing set. The perfect place for entertaining!

Tucked away to the rear of the home are an additional three generous bedrooms each with built in robes, serviced by a central bathroom with separate toilet and a large 2nd living/theatre room ideal an ideal kids retreat.

Other features include – Solar hot water, gas ducted heating and evaporative cooling, remote double car garage with storage, modern neutral interior colour scheme, quality fixtures and fittings including window furnishings, plantation shutters, downlights, feature lighting, stone benchtops, additional storage in the laundry, elevated laundry folding bench, elevated height doors throughout the property, mature front and rear gardens and so much more.

14 Malibu Crescent is perfectly positioned and surrounded by quality homes in a well-established and tree lined street in the highly sought after Alamanda Estate. Easy walking distance to many playgrounds, including Bayview Park Pirate Ship, Party Place, Traffic School and zoned to the Alamanda College.

Alamanda residents can enjoy the \$6 million state of the art recreation and leisure centre which includes a heated pool, tennis courts, gym, function room, group fitness timetable, fiber optic network and much more.

An inspection will not disappoint. Don't delay and enquire today!

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