



10 Ladybird Crescent, Point Cook



## Stunning Family Entertainer in Alamanda Zone

Built by Nava Homes on a massive 771m2 allotment within the Lincoln Heath Estate and inside the sought after Alamanda P-9 school zone, this stunning and luxurious family entertainer is sure to impress you at first sight. With approximately 32 SQ of living, four bedrooms and multiple living areas this well thought out family home has something for everyone.

Upon entry into the wide hallway with elevated ceilings you will find an elegant tone for open plan living with exceptional finishes. A light-filled and generously proportioned master bedroom is conveniently located to the front of the home, boasting a parent's retreat, walk-in-wardrobe and newly renovated (Mar 24) en-suite featuring 'wood-look' tiles from Spain with Epoxy Italian grout.

The remaining bedrooms are each lavished with solid Oak timber flooring and built-in wardrobes - all serviced by a stunning and newly renovated (Mar 24) central bathroom with deep modern bath and large fully frameless shower with niche.

The heart of the home boasts a newly renovated (Mar 24), completely upgraded, modern and stylish kitchen with German technology, equipped with top of the range Bosch appliances, induction cooktop, white stylish Italian tiles, additional power points and a magnificent 40mm Italian made waterfall stone bench-top

🏠 4 🛏 2 🚿 5 📏 771 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	980
<b>Land Area</b>	771 m2
<b>Floor Area</b>	297.28 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

that extends to the kitchen door - all overlooking the garden and dining area.

An additional well-proportioned living room is located off the dining area to the rear of the home overlooking the beautiful established gardens which feature a plethora of flowering plants and trees, a 4500L water tank, concrete and paved paths, timber decking and secure parking for three or more vehicles behind a remote-controlled electric gate. Providing ample space for secure parking of your cherished caravan, motor home, boat or work vehicles. There's even room enough to install a big shed or a pool for those hot summer days spent with family and friends.

Through double sliding doors via the front lounge is the impressive sunroom. A completely enclosed undercover outdoor entertaining area featuring high quality timber decking, stack stone feature wall, electric fireplace and feature lighting. Perfect for entertaining with elegance guests all year round!

Other added features are: CCTV system with 8 cameras, 6.66kW Solar Panel Regeneration System, Security doors, Alarm system, Evaporative cooling & Gas ducted heating, Gleaming hardwood floors throughout. Double remote-lockup, Sunroom, Mature gardens, Large corner allotment with double-gate side access, located opposite Yuruga Park, East facing with a North facing backyard and all built in 2005.

Located approximately 27 kilometres from the CBD this residence is perfectly located close to schools, shopping centres, medical centres, fitness facilities, all public transport options and has easy access to the Princes freeway.

For further information and to arrange a Private Inspection of this gorgeous home - call Scott Perry on: 0439 595 461

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.