

**13 Totem Way, Point Cook, Vic 3030**



**House For Sale**

Friday, 17 November 2023

13 Totem Way, Point Cook, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 294 m2**

**Type: House**



Rajesh Kumar  
0433240392



Sukhmani Chhina  
0493243905

**\$600,000**

Close to all family essentials: Bus Stop - 600M approximately. Featherbrook P-9 College - 1.1Km approximately. Featherbrook Community Centre - 1.7Km approximately. Featherbrook Shopping Centre - 1.7Km approximately. Featherbrook Kindergarten - 1.7Km approximately. Nino Early learning Child care - 1.9 Km approximately. Point Cook College - 2.3Km approximately. Alamanda K9 College - 2.3Km approximately. Princess freeway access - 2.4Km approximately. Point Cook Senior Secondary College - 3Km approximately. Victoria University: Werribee Campus - 3.6Km approximately. Ray White is proud to present 13 Totem Way, Point Cook. A magnificent park facing three bed, two bath and single garage residential property in a highly sought after Saratoga family estate in Point Cook has a lot to offer to the first home buyer or an investor likewise. The resident can enjoy the functional layout which would cater to various preferences and lifestyles. It has a well-planned floor plan with down lights and wide windows for natural lighting. A simply stunning home that still looks as perfect as the day it was completed. It's convenient location has a close proximity to Schools, Parks, Shopping centre and community centre. This home has been kept in immaculate condition by the current occupier and is now available for another family to experience the quality it has to offer. Property features: Presentable front façade with well-maintained front and back yard and high ceilings. Large Living area for enjoyable family get-togethers adjoining the dining area. Spacious Master bedroom is comprised of a walk-in robe and En-suite. Bedroom 2 and 3 comes with built in robes. Hosts an open plan beautiful kitchen with 40 mm bench tops and high quality stainless steel gas appliances. Built in Pantry for extra storage space. Ducted heating, Split system cooling for extra comfort throughout the year. Separate Laundry area. Fully tiled wet areas. Decked backyard for high quality family experience. An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, please call Rajesh 0433 240 392 or Sukhmani Chhina 0493 243 905. This family home is packed with a clean and wide entrance that welcomes you into a cosy living area at the entrance. The proportionate floor plan packed with elegance and sheer luxury is what one can describe as a Family Home! Ray White Tarneit exclusively welcomes you and looks forward to meeting you at the open homes. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>