

**21 Aruba Avenue, Point Cook, Vic 3030**



**House For Sale**

Friday, 19 April 2024

21 Aruba Avenue, Point Cook, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



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## Contact BOBBY LAKRA !!

First National Real Estate Point Cook proudly presenting 21 Aruba Avenue. Nestled within the highly coveted Alamanda Estate of Point Cook, 21 Aruba Avenue stands as a testament to elegant suburban living. This immaculate abode beckons to both discerning first homebuyers and savvy investors alike, offering a harmonious blend of contemporary comforts and timeless charm. Built on decent land size of around 448m<sup>2</sup> (approx.), this home is surely impress even the toughest of critics. THIS GORGEOUS HOME IS CURRENTLY ZONED TO ALAMANDA COLLEGE !!Contact Bobby Lakra or Yash Shah now before its gone !!!Home Features:

- Boasting four generously appointed bedrooms and two bathrooms and a study, this residence epitomizes spacious family living. The master bedroom serves as a tranquil retreat, featuring a walk-in robe and an ensuite for added privacy and convenience. Meanwhile, the remaining bedrooms are thoughtfully outfitted with built-in robes, ensuring ample storage space for all occupants.
- Designed with both functionality and style in mind, the interior of this residence showcases multiple living areas to accommodate various lifestyles. A formal lounge sets the stage for intimate gatherings, while an informal family/meals area fosters a sense of togetherness and relaxation.
- At the heart of the home lies a well-appointed kitchen, equipped with 600mm stainless steel appliances, including a dishwasher, and a generously sized pantry. Whether whipping up culinary delights for family dinners or entertaining guests, this culinary space is sure to inspire culinary creativity.
- Outside, a low-maintenance front yard and a meticulously landscaped backyard provide the perfect backdrop for year-round entertainment and leisure. With ample space for families or quiet moments of reflection, the outdoor areas offer a seamless extension of the home's inviting interior.
- A plethora of additional features further elevate the appeal of this residence, including ducted heating, a split system for climate control, separate Study, a double garage with remote control and internal access. Tasteful touches such as tiled hallways, downlights, and easy proximity to Alamanda College underscore the attention to detail and quality craftsmanship evident throughout.

Beyond the confines of the home, residents of 21 Aruba Avenue enjoy exclusive access to Alamanda Club Facilities, including a swimming pool, gym, tennis courts, and function center. These amenities provide endless opportunities for recreation and socialization, enhancing the overall living experience. Conveniently situated approximately 21 kilometers from Melbourne's CBD, this property offers easy access to a wealth of amenities and attractions. Nearby parks, playgrounds, childcare facilities, and esteemed educational institutions such as Alamanda P-9 College cater to the diverse needs of families. Retail services, including Sanctuary Lakes Shopping Centre, Featherbrook Shopping Centre, and Point Cook Town Centre, ensure that daily necessities are within reach, while scenic walking tracks beckon nature enthusiasts to explore the picturesque surroundings. All distances mentioned are approximate only. So do not wait!!! Contact Bobby Lakra or Yash Shah now before it is gone!! Proudly Presented To You By First National Real Estate Lakra. We Put You First! Note: Photo-id required at the inspection. Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or the agent. Please make your own enquiries related to the property. Photos have been edited by the professional. All distances mentioned are approximate only. This property is currently zoned to Alamanda College. For more information, please visit - <https://www.findmyschool.vic.gov.au/> For Due Diligence Checklist, please visit: <https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence> PLEASE NOTE: Open for inspection times and property availability is subject to change or cancellation without notice. Please check with the agent or online on the day of the Inspection.