

# 46B Yuruga Boulevard, Point Cook, Vic 3030

## Townhouse For Sale

Friday, 26 January 2024

46B Yuruga Boulevard, Point Cook, Vic 3030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Susan Yu

0425280706

**\$660,000 - \$720,000**

Nestled within the prestigious Lincoln Heath Estate, this impeccably presented two-story abode stands as a paragon of high-quality entertainment living. Boasting a superbly designed layout, the residence offers the added allure of a panoramic vista overlooking the adjacent parkland. Its prime location positions it in close proximity to an array of conveniences, including shops, schools, and transportation hubs. The dwelling comprises three bedrooms and two bathrooms, complemented by a downstairs powder room for added convenience. The main bedroom provides an elevated experience with access to a balcony offering enchanting views of the surrounding parkland, a walk-in robe, and an ensuite bathroom featuring a double vanity. The home exudes sophistication, with a separate lounge room adorned with plantation shutters, creating a serene ambiance that seamlessly transitions into the open-plan informal living and dining area. A culinary haven, the sleek kitchen showcases upgraded stainless steel appliances, stone benchtops, a pantry, and generous workspace and storage options. Triple sliding doors effortlessly connect the indoor and outdoor realms, leading to a captivating entertainment space adorned with a pergola, timber decking, stonework, and carefully curated plantings—a perfect setting for hosting gatherings with family and friends. Additional features include: \*Ducted heating throughout\* \*Double garage\* \*Pergola area with quality decking\* \*Low-maintenance gardens\* **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. \*Images for illustrative purposes only\*