

**61 Niland Crescent, Point Cook, Vic 3030**

**House For Sale**

Thursday, 18 April 2024



61 Niland Crescent, Point Cook, Vic 3030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 662 m2**

**Type: House**



Manjot Bawa  
0433853301



Pardeep Chahal  
0393951222

**\$1,175,000 - \$1,225,000**

Welcome to 61 Niland Crescent, Point Cook, where luxury and elegance intertwine to create a haven of refined living. Situated in the prestigious Innisfail Estate, this meticulously crafted residence offers an expansive 662m<sup>2</sup> allotment strategically located for easy access to Point Cook's finest amenities. From the captivating facade adorned with timeless architectural elements to the inviting warmth of hardwood floors, every detail of this home exudes sophistication. With 4 bedrooms plus a study, multiple living areas, and approximately 38 squares of grand living space, this home offers ample room for a growing family to thrive. The heart of this home is its gourmet kitchen, featuring stainless steel appliances, stone bench tops, and a walk-in pantry. Step outside to the undercover alfresco area, seamlessly blending indoor and outdoor living for entertaining guests or enjoying peaceful moments with loved ones. The main bedroom boasts a retreat space, large walk-in robes, and a luxurious en-suite with dual basins, while bedrooms two, three, and four offer built-in robes and ceiling fans. Zoned living areas include a formal lounge room, open plan living and dining area, carpeted rumpus room, and a large study/home office. French doors lead out to the decked alfresco entertaining area, complete with ceiling fan and down lights, extending to a paved courtyard and expansive grassed backyard. An extended pergola and outdoor covered BBQ area provide space for gatherings and parties. This home is comprehensively appointed with luxury features including a remote-control double garage, ducted heating and cooling, polished hardwood floorboards, roller shutters, water tank, separate laundry, low maintenance landscaped gardens, split system in living, alarm system, and more. Surrounded by lush greenery, this home emanates a sense of comfort and sophistication, enveloping you in a homely embrace. It's not just a house; it's your future dream home. Come, explore, and experience the elegance of 61 Niland Crescent. Your dream lifestyle awaits. To book a private inspection or for any further queries, please feel free to contact Pardeep Chahal and Manjot Bawa at 0431 595 725. Situated at about 21 kms from Melbourne CBD, this is a prestigious location close to parklands, wetlands and walking distance to the shops. It also offers proximity to quality childcare facilities and is situated within the prestigious schools. It is close to medical facilities shares easy public transport access and is situated right near the freeway, saving time. Photo ID required for all inspections. <http://www.consumer.vic.gov.au/duediligencechecklist> **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.