

# 9 Rialto Street, Point Cook, Vic 3030

## House For Sale

Tuesday, 11 June 2024

9 Rialto Street, Point Cook, Vic 3030

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 448 m2

Type: House



Archi Altun



John OConnell  
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**\$730,000 - \$780,000**

The Catalina Estate located on the edge of Saltwater Coast is a boutique and highly sought-after pocket of Point Cook. Enjoying the benefits of being within walking distance to Saltwater P-9, Tribeca Village, the many sporting fields, parks and walking tracks. Add to this the fact that the area doesn't have any Owners Corporation fees, it's no wonder why this is a desired location. Built in 2018, this home is near new and perfect for a growing family, boasting 4 spacious bedrooms, 2 modern bathrooms, and 2 living zones. The kitchen features large 900mm Stainless Steel cooking appliances, stone benchtops, WIP, ample storage space and is perfectly positioned in the heart of the home to allow you to oversee the whole home. The spacious open plan dining and living space leads to an outdoor alfresco making it the ideal space to entertain family and friends. The retreat area offers an additional living zone perfect to teenagers to relax or can be used as a home office. Double car garage, ducted heating, evaporative cooling, landscaped gardens and alarm system are some of the other extra features of this well-rounded home. In a market which is seeing record low supply and fast increasing migration levels, buying opportunities are becoming difficult to find. In the rare instances where good properties like this become available, it is a wise decision to ensure you inspect and if the property matches your requirements, you put your best foot forward to hopefully secure your new home. The vendors are extremely motivated to sell, with opportunities in this pocket of Point Cook rarely available, you'll need to be in quick to inspect this amazing family home.