

# 23 Copeland Crescent, Point Cook, Vic 3030

mancini

## House For Sale

Wednesday, 10 July 2024

23 Copeland Crescent, Point Cook, Vic 3030

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 478 m2

Type: House



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**\$695,000 - \$745,000**

Beautiful presentation, an easy-care garden, and a perfect position within walking distance of Carranballac P-9 College and Emmanuel College guarantees this is the ultimate family-friendly abode. This spacious corner allotment features a level lawn area at the front and an expansive paved patio at the rear for those who love to entertain. The pillared portico invites you inside where the single-storey layout is certain to impress. The rich floorboards that flow throughout are introduced as you step through the door. The open plan study near the entry is the ideal work-from-home space. With a formal lounge and open plan family room, dining area, and kitchen with gas cooktop, glass splashback, and breakfast bar lining this side of the home, there is a surplus of space on offer. On the other side of the dwelling, the 3 beautiful bedrooms with split system heating/cooling and large, light-filled windows offer optimal comfort. The main bedroom features an enticing ensuite and walk-in robe. The crisp white family bathroom is adorned with tub and guest WC. Additional highlights include ducted heating and a double garage with front and rear roller doors. Close to Stockland Point Cook, Boardwalk Boulevard Wetlands, Boardwalk Boulevard public transport, Williams Landing train station, Central Square and Featherbrook shopping precincts, Point Cook Coastal Park, Altona Beach, and the Princes Freeway, this enticing property is a complete lifestyle package. Plan your viewing today.