

Sold

16 Shiraz Crescent, Point Cook



## Elegance with a touch of French flair

Built by Porter Davis Homes in the ever-sought-after Saltwater Coast Estate and conveniently located only a short 1km journey to the brand-new Tribeca Village Shopping Centre, this luxurious home with a touch of French flair is sure to impress you at first sight. With 275sq (approx.) of total built up area which includes three bedrooms plus a separate dedicated study, multiple living areas and two alfresco areas, this well thought out family home has something for everyone.

Upon entry into the wide hallway with elevated ceilings you will find an elegant tone for open plan living and exceptional finishes. A light-filled and generously proportioned master bedroom with high quality timber panelling is conveniently located to the front of the home, with walk-in-wardrobe and double vanity en-suite. The two remaining double bedrooms are each lavished with plush carpets and built-in wardrobes - all serviced by a central bathroom with deep bath and large free-standing shower.

The heart of the home boasts a modern and stylish kitchen, equipped with 900mm stainless-steel 5-burner gas cook top, Miele & Smeg appliances, double wall oven, glass/window splash backs, Caesar stone bench-tops and a walk-in pantry which also houses a large fridge/freezer - all overlooking the meals & family living zones. Step through bi-fold doors at the rear to the larger of two

🏠 3 🛏 2 🚿 2 📏 513 m2

<b>Price</b>	SOLD for \$808,000
<b>Property Type</b>	Residential
<b>Property ID</b>	362
<b>Land Area</b>	513 m2
<b>Floor Area</b>	250 m2

### Agent Details

Scott Perry - 0439 595 461  
Danielle Ferguson - 0484 546 381

### Office Details

Sterling Realty Pty Ltd  
Unit 3 40B Wallace Ave Point Cook,  
VIC, 3030 Australia  
0439 595 461

**Sterling**  
Realty

undercover alfresco area's or through the bi-fold doors from the formal living room into your very own garden oasis featuring established plants, trees & turf, timber decking, heat strip panels, wall mounted TV and high-quality café blinds - perfect for entertaining guests all year round.

Other added features:

- Retrofit magnetic double glazing.
- Ceiling fans throughout.
- Extra-large 8-meter, 2.5 remote car garage.
- Dado timber panelling in hallway & guest bedroom.
- Gas Ducted heating throughout.
- Evaporative ducted cooling with heat savers on all vents.
- Plantation shutters.
- Large laundry with ample storage and external access.
- Front security door with triple lock.
- Quality retractable flyscreens to both bi-fold doors.
- Amazing established front and rear yards.
- 27sq (approx.) under the roof line.
- Generous 527m2 (approx.) allotment
- Built in 2011 by Porter Davis.

If you're looking for an immaculate family home located in the Homestead Senior Secondary College Zone and close to all local amenities then look no further.

Don't delay and enquire today!

To see a full list of our available house and land packages, please visit:

<https://www.sterlingrealty.com.au/house-and-land>

While the Information is considered to be true and correct at the date of publication, changes in circumstances after the time of publication may impact on the accuracy of the Information. The Information may change without notice and Sterling Realty Pty Ltd is not in any way liable for the accuracy of any information printed and stored or in any way interpreted and used by a user.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.