

**\$670,000 - \$700,000**

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📍 10 Benaud Way POINT COOK VIC



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## Saltwater Prestige

- Year Built 2011
- Built up area 32 Squares
- Block Size 340 m<sup>2</sup>
- Council rates \$2,168 p.a. (approx.)
- Rental appraisal \$580-\$610 per week
- Saltwater P-9 College

Built in 2011, this double storey four bedroom home comes complete with two bathrooms, separate toilet, laundry and powder rooms, double garage, open plan kitchen and living/dining area with separate lounge downstairs and rumpus room upstairs. Luxury master bedroom suite with a commanding view from the balcony, Located within the popular and prestigious Saltwater Estate.

Well appointed kitchen with walk in pantry and open plan family living and dining area opens to a secluded alfresco area, perfect for entertaining guests. Relax under the verandah and breathe in the crisp sea air. Set in a serene beachside neighbourhood, this prestige property will no doubt entice buyers to the sought after and still growing community of Point Cook.

Located within close proximity to various local parks and sports facilities in this thriving community of Point Cook. Also near to primary, secondary and pre-schools. Close to Saltwater P-9 College and Saint Mary of the Cross Catholic Primary School.

For more information, please contact Ashwin Sharma.

### 1. Saltwater Coast Lifestyle Centre.

Recreation centre with lap pool, spa, leisure pool, gym and tennis courts.

### 2. Jansar Street Playground.

Local park with climbing frame, sheltered picnic area, bbq facilities and a full size basketball court.

### 3. Point Cook Coastal Park

863 hectares of protected parkland including Cheetham Wetlands.

### Disclaimer:

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**Ashwin Sharma**

*Sales Consultant - Licensed Estate Agent, VIC*

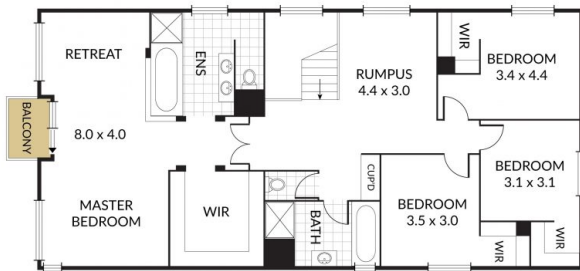
ashwin.sharma@little.com.au

0420 599 757

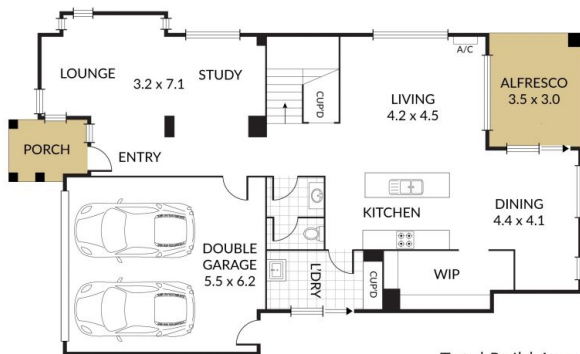
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FIRST FLOOR



GROUND FLOOR

Total Build Area :  
32 Squares  
(approximate)

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.