



## **A PERFECT FAMILY HOME IN THE SOUGHT AFTER ALAMANDA ESTATE ! AUCTION 27/02/2021! Unless sold prior**

Sold

Reliance Real Estate is proud to present 34 Marlin Crescent Point Cook.

Situated within the highly sought after Alamanda Estate and Alamanda College school zone comprising of a wide entrance four bedrooms, two bathrooms and a double remote controlled garage. Master bedroom with full en-suite and fully modified walk-in-robe with shelves and drawers.

This impressive east facing single level home is designed and crafted for the whole family, featuring three bedrooms each with modified built-in-robos - Multiple living areas include a formal lounge, rumpus/theatre and an informal family/meals area. With sliding doors that will lead to a spacious alfresco area and rear yard perfect for the whole family. You will never be lost for space!

A well appointed kitchen with 600 mm stainless steel appliances complete with a good sized pantry extended and modified bench top and ample storage area. Low maintenance front yard and beautifully presented backyard for all year entertainment.

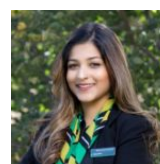
### FEATURES INCLUDE:

- Wide Entry / East Facing
- Ducted Heating / Split System
- Additional storage in Garage
- Alfresco
- Fibre Optics
- Remote Control Garage

All residents of the highly sought after Alamanda estate have access to fantastic facilities which include spa, gymnasium, swimming pool, tennis courts, function centre, indoor children's playground and a resident only recreation & leisure centre 'Club Alamanda'. Positioned perfectly and primed for the modern family, this home is only minutes away to the Alamanda Reserve Park, local schools, shops, and public transport. This entertaining and family home is sure to impress anyone who walks through.



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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

