



## 46 Liali Avenue, TRUGANINA, VIC 3029

Brand New East Facing Family Home Featuring Two Master Suites!

Elders Real Estate proudly presents this beautifully designed east-facing home set on approximately 476 sqm, offering space, comfort, and thoughtful finishes throughout.

The home features four generous bedrooms, including two master bedrooms with private ensuites, plus two additional bedrooms serviced by a well-appointed central bathroom. In total, there are three bathrooms and two separate living areas, ideal for families who value both space and flexibility.

At the heart of the home is an expansive open-plan living and dining area, complemented by a large kitchen designed for serious cooking and entertaining. The main kitchen includes a 90 cm cooktop, 90 cm oven, rangehood, dishwasher, stone benchtops with waterfall edges, and extensive cabinetry. A full butler's pantry adds further storage and functionality, complete with a secondary 90 cm cooktop and rangehood. Storage has been carefully considered throughout the home, including a spacious laundry with ample cabinetry.

The second living area is highlighted by a feature cavity bulkhead with LED strip lighting, adding a modern touch. Additional features include high ceilings, designer pendant lights in the kitchen, stylish hallway lighting, a double remote-control garage,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 12P1017

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Wyndham City**

Level 1, 4 Wedge Street  
South

WERRIBEE, VIC

03 8400 0008

**Amol Pancholi**

0414 036 300

digital door lock, and video intercom. Refrigerated heating and cooling with zoning ensures year-round comfort.

The front and backyard are low maintenance and finished with artificial turf, making this home easy to enjoy without ongoing upkeep.

Location is a major highlight. Positioned within one of Truganina's fast-growing and well-planned communities, the home offers excellent lifestyle and connectivity. The upcoming 4.5-hectare sporting reserve is just moments away. Rockbank Train Station and the Western Freeway are approximately five minutes away, Caroline Springs shopping and dining precinct is around ten minutes away, and Melbourne CBD is roughly a thirty-minute drive.

The area continues to benefit from strong future infrastructure, including the proposed Mt Atkinson Train Station, a new town centre currently under development, and the nearby Melbourne Business Park employment precinct. The community is surrounded by planned and existing schools, sporting facilities, walking and cycling paths, and family-friendly parks.

Families will also appreciate proximity to new schools such as St Marianne Cope Catholic Primary School and Mindalk Primary School, as well as childcare centres, kindergartens, special education facilities, and local religious and community centres.

Set within the growing Olivia Estate, this home offers a well-balanced lifestyle with strong long-term potential. Whether you are looking to move in or invest, this property delivers quality, space, and a location that continues to evolve.

Don't hesitate to contact Amol Pancholi at 0414 036 300 or Mandeep Tyagi at 0433 769 496 for further details.

**\*\*PHOTO ID IS REQUIRED AT ALL OPEN FOR INSPECTIONS\*\***

**DISCLAIMER:** All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:  
<http://www.consumer.vic.gov.au/duediligence>

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 476.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Ensuite





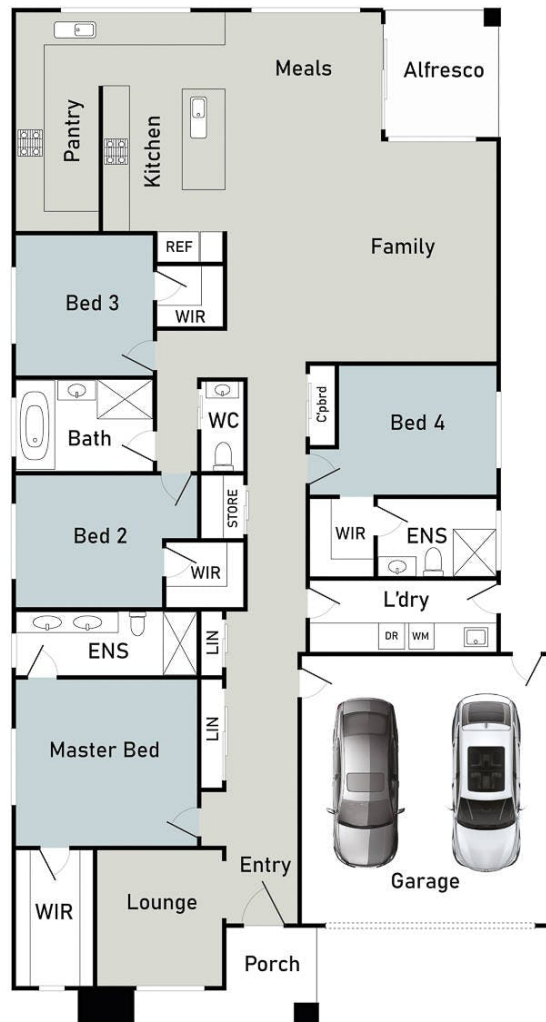








# Floor Plan



46 Liali Avenue, Truganina

\* Dimensions are approximate and for illustrative purposes only