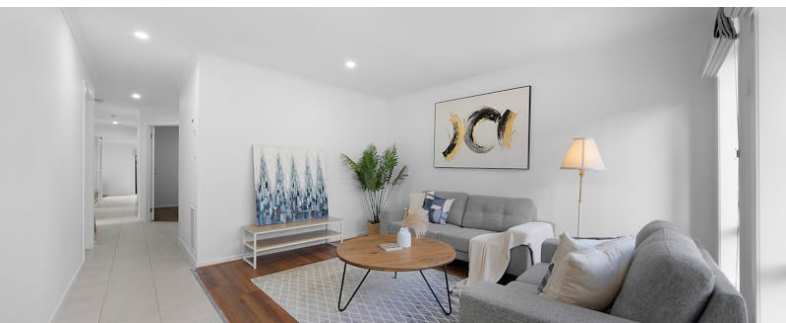




46 Talliver Terrace, TRUGANINA, VIC 3029

Comfortable Family Living in a Prime Truganina Location!!

Elders Real Estate Wyndham City proudly presents this well maintained family home, ideally positioned in a sought after pocket of Truganina. Enjoying a park frontage and located within walking distance to Truganina P-9 College, Al Taqwa College, Westbourne Grammar School, parks and local amenities, this residence offers a practical lifestyle with everyday convenience.

Located approximately 30km from Melbourne CBD, the property also provides easy access to Williams Landing Train Station, major freeways, public transport and nearby shopping centres.

The thoughtfully designed floorplan comprises a spacious master bedroom complete with a walk in robe and private ensuite, while two additional bedrooms are fitted with built in robes and are serviced by a central bathroom and separate toilet. The modern kitchen features stainless steel appliances, a dishwasher, pantry and ample storage, overlooking the open plan living and dining area to create a functional space for everyday living.

Further enhancing the home's appeal are ducted heating, a split system air conditioner, a well appointed laundry with built in cabinetry, a double remote garage with additional

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: 12P1115

SALE DETAILS

\$580,000 - \$620,000

CONTACT DETAILS

Wyndham City

Level 1, 4 Wedge Street
South

WERRIBEE, VIC

03 8400 0008

Mandeep Tyagi

0433 769 496

off street parking, low maintenance front and rear gardens, a solar power system to assist with reducing electricity costs, and a security alarm system with security cameras.

Offering a combination of location, functionality and low maintenance living, this is an outstanding opportunity for first home buyers, growing families and investors alike.

Don't miss out on this rare opportunity! Contact Mandeep Tyagi at 0433 769 496 or Amol Pancholi at 0414 036 300 for further details.

Images contain staging. Furniture and decorative items shown are for illustrative purposes only and are not included in the sale.

For home and residential property buyers, please refer to the due diligence checklist provided at <http://www.consumer.vic.gov.au/duediligencechecklist>.

Disclaimer: This document has been prepared solely to assist in the marketing of this property. While all care has been taken to ensure the provided information is correct, we do not take responsibility for any inaccuracies. Accordingly, all interest.

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

- Land Area 320.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite









