

12 Litoria Drive, Truganina, Vic 3029

House For Sale

Saturday, 18 November 2023

12 Litoria Drive, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Victor Verma
0430301437



Sunny Shah

\$780,000 - \$820,000

Victor Verma & Harcourts Tarneit Truganina proudly presents "12 Litoria Drive Truganina". This family home situated in the ever-popular location in Truganina ALLURA ESTATE, just Walking distance to Doherty's Creek P-9 College, Close to Westbourne Grammar School, Shopping Centre, Al-Taqwa Islamic school, Parks, Footy oval, Childcare, St Clare's Catholic Primary School and easy access to the freeway, public transport (bus) and short drive to Williams Landing Train Station. Comprising: # Master Bedroom with En-suite, extended shower, Double Vanity, walk in robe and equipped with split system air con # Remaining three very good-sized bedrooms with mirrored sliding doors # Formal lounge # Modern Kitchen with stainless steel appliances, ample storage, dishwasher, Island bench, 900mm cooking appliances, gloss finishes throughout and glass splash back # Massive open plan living overlooking meals area # Upgraded central bath, along with tiled flooring and rain shower # Stone bench/counter tops to Kitchen and bathroom # Double lock up garage with internal and rear access # SMART blinds in the front lounge and the back living area, operate with a remote, phone or even Alexa/Google Assistant remotely # Full HD Portable projector setup # Freshly Painted walls, Driveway and Brand-new good quality carpets # Quality Merbau landscaping/decking, 40 MM artificial grass front and back # Automatic sensor Led downlights along the width of the house and the garage # 2.2 mt fence all through, no more privacy issues Extra Features - High Ceiling, Ducted Heating, Evaporative cooling, Low maintenance front and backyard, 8-camera Swann system with 1 TB storage looking all around the house including one inside the home, Bosch security alarm system, Downlights, 1.2 CM thick Floorboards, Eaves, updated roof pitch, Upgraded windows and much more. Meticulously landscaped and crafted low-maintenance front yard including premium features such as Merbau decking finished with picture frame accents and English box plants adorning the periphery. Front Garden beds are covered with High-class premium snow-white pebble stones For garden lovers, you will find a wide variety of fruit and flowering plants. Properties of this Caliber won't last long at all. Call Victor Verma on 0430 301 437 | 7300 7777 to enquire about this opportunity. **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.