

11 Boulder Avenue, Truganina, Vic 3029



Sold House

Saturday, 17 February 2024

11 Boulder Avenue, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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\$711,000

11 BOULDER AVENUE, TRUGANINA Charming from the outset, rock-solid, and beautifully maintained, enhanced and nurtured over time, this charming 'Truganina' oasis on a 400sqm (approx.) block will impress from the moment you arrive. Utterly unique and originally designed just for this excellent block, this four-bedroom, two-bathroom, two-large-living-zone, home absolutely radiates with natural light. Showing off beautifully maintained, refreshed, and updated interiors that could happily accommodate you and your family for years to come. Four large bedrooms with robes - and THREE with Walk-in Robe and one Bedroom with Built In Robe! The master comprises an ensuite with Walk in Robe and the family bathroom and large separate laundry services the rest of the household with ease. Location Feature- The property enjoys close proximity to several key amenities, including the upcoming Beminn Secondary School and Warreen Primary School, already set this year, which significantly enhance its investment appeal. Other notable highlights include Truganina Central Shopping Centre, reachable in just a 2-minute drive, Freshbrook Avenue Playground within a mere 1-minute stroll, Truganina P-9 College conveniently located 5 minutes away, Baden Powell College accessible within 7 minutes, Tarneit Central just a short 7-minute drive away, and Tarneit Train Station conveniently situated just 6 minutes away. Highlights Include: • Master Bedroom with walk in robe, Roller shutter & Ensuite. • Extended Shower with Niche and Separate toilet • Remaining 2 Bedrooms with WIR and 1 Bedroom with BIR. • Nice façade with beautiful decking • Hybrid flooring throughout the house • Roller Blind all around the house • 8kw Split in living area • Evaporative Cooling • Ducted Heating • Walk in Pantry • 900mm appliances • Stone benchtop • Security Alarm with Zoning • 6.6KW Solar Panel • Refrigerated space with Plumbing connection. • Well Maintained Frontward and Backyard • Alfresco • Site Access With great foundations and all the fundamentals for easy living, this home secures all the must-have features for a wide range of savvy buyers - be it the first home, next home, last home, or a rewarding investment opportunity. This house is a labour of love with heart, soul, and a loving hand to every inch. Houses like these are hard to find and impossible to forget. Call Gourav on 0433 033 372 or Mark on 0425 400 600 to book your inspection. Photo ID is a must for all inspections. 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. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>