

# 12 Bolivar Esplanade, Truganina, Vic 3029

## House For Sale

Wednesday, 6 March 2024



12 Bolivar Esplanade, Truganina, Vic 3029

Bedrooms: 3

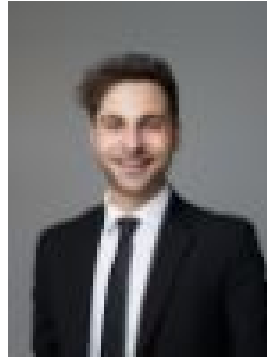
Bathrooms: 2

Parkings: 2

Type: House



Kailey Wang  
0427150725



Stefano Lai  
0406415988

## **Auction \$530,000 - \$580,000**

Introducing this contemporary, low-maintenance residence situated in a highly sought-after locale, sure to attract a diverse range of eager buyers. The single-level floorplan is beautifully zoned and highlighted by stylish elements that enhance living, dining and family areas, as well as a modern kitchen and private courtyard – perfect for outdoor entertaining. Positioned at the front of the residence, the master bedroom boasts a walk-in robe and ensuite, while 2 further bedrooms feature built-in robes and share a central bathroom with a separate toilet for added convenience. Enjoy the luxury of ducted heating, split system AC and rear ROW to a double garage. Surrounded by parks, playgrounds and scenic walking paths just moments from your doorstep, this property offers a lifestyle of convenience and tranquillity. With Westbourne Grammar School, St Clare's Catholic Primary School and Dohertys Creek P-9 College within easy reach, along with nearby shops, this meticulously maintained home is ready for you to move in and enjoy. Disclaimer: We have in preparing the content used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.  
<http://www.consumer.vic.gov.au/duediligencechecklist>