

# 13/1 Clearwater Rise Parade, Truganina, Vic 3029



## Townhouse For Sale

Friday, 10 May 2024

13/1 Clearwater Rise Parade, Truganina, Vic 3029

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Bilal Ali  
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Milan Neotane  
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**\$450,000 - \$480,000**

Nestled in the heart of Truganina, this townhouse offers an unparalleled blend of urban convenience and natural beauty. Set against a backdrop of lush trees, the property boasts a captivating view that invites tranquility and relaxation. Spanning three levels, this home exudes spaciousness and comfort at every turn. Step inside to discover a versatile space perfect for a formal living area or study, featuring sliding doors that beckon in the sunlight. Ascending to the second level, you'll be greeted by a generously sized living room and a gourmet kitchen adorned with stone benchtops and sleek stainless steel appliances. From here, step out onto the balcony and soak in the breathtaking vistas of the park. The top level is dedicated to rest and rejuvenation, offering two bedrooms, including a master suite with its own ensuite, along with another well-appointed bathroom. Key Features: Enjoy park-facing views Modern kitchen equipped with stone benchtops and stainless steel appliances Ducted heating throughout the house and split system for cooling/heating Convenient study nook Luxurious master bedroom with ensuite Welcoming formal living area/study at entry Key Locations: Truganina P-9 College: 3 minutes away Bemis Secondary: 3 minutes away Garrang Wilam Primary: 5 minutes away Dohertys Creek P-9 College: 5 minutes away Baden Powell College: 5 minutes away Tarneit Central: 5 minutes away Tarneit Station: Just 6 minutes away Call Milan on 0469 870 828 or Bilal on 0475 750 002 for any further information. 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 Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>