

# 13 Barandon Court, Truganina, Vic 3029

## Sold House

Friday, 11 August 2023

13 Barandon Court, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 528 m2

Type: House



Sam Arora

0433236000

**\$720,000**

This exceptionally spacious 4-bedroom, 2 baths, 3 living area family home is genuinely a wow masterpiece with a hint of luxury and elegance, well located in the vicinity of one of the most sought-after Estate of Truganina, The Arndell Park. The home impresses with light filled interiors, encompassing spacious living zones, with superior fixtures and fittings throughout. This relaxed gem is just a stroll to Westbourne Grammar & Al-Taqwa Islamic College. Immaculately styled, this sophisticated family residence in a quiet neighborhood showcases wide open spaces, perfect for modern family living. Complemented by ample natural light and quality fittings. Showcasing a fantastic open plan layout, the home comprises four generous bedrooms. The Master suite is perfect for relaxation and revival and is complimented by a walk-in robe and modern ensuite. The other three bedrooms comprise BIR's and are serviced by a light-filled central bathroom. The welcoming entry with a formal lounge precedes the sleek hostess kitchen, complete with quality stainless steel appliances, 900mm gas cook top/oven, extensive storage, huge pantry and dishwasher, overlooks the family living & dining area. The family area opens on to an extensive covered patio. Low maintenance backyard, premium floorboard, over-sized laundry with linen storage, remote-controlled garage with internal access, centralized ducted heating, downlights, quality fitted blinds. This opportunity for a perfect home is not to be missed! Extra Features include: - North facing - Multiple Living areas - Ducted heating and Evaporative Cooling - Separate Study - Separate laundry - Good sized bedrooms - Family alfresco - Low maintenance front and backyards. - Kitchen is equipped with all latest upgrades - A stroll to Westbourne Grammar & Al-Taqwa Islamic College. - Electric roller shutters and remote control to front and rear for light and sounds - Internal sound proofing beds 2 and 3 - Mini ethernet network through home. (Patched in pantry) - Temp controlled smart fan in bed 2 Light - Power to shed - 5,000 litre rain water tank with pump, plumbed to front and back taps - Roof catchment area of 60% for rapid filling of water tank - Grey water system from laundry diverter tap. Act quickly and avoid missing out!!! Contact: Asif Khan 0414 260 235 Sam Arora: 0433 236 000. 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/duediligenceche>