

**13 DOUBELL BOULEVARD, Truganina, Vic 3029**

**THE ELEET**

**Sold House**

Tuesday, 6 February 2024

13 DOUBELL BOULEVARD, Truganina, Vic 3029

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 593 m2**

**Type: House**



Ali Hashmi  
0430109786



Sachin Khera  
0433110100

**\$1,150,000**

13 DOUBELL BOULEVARD , TRUGANINA. Ali Hashmi & Sachin Presenting this massive double storey home next distance to Al-Taqwa College and Westbourne Grammar school. featuring 5 large bedrooms all with walk-in WIR, Master bedroom upstairs with en-suite and WIR, and a large rumpus room completes the first floor of this luxurious property. The ground floor consists of a Bedroom, bathroom, formal lounge room, separate Theatre Room, an over-sized living , and a formal dining area. The modern kitchen contains Caesar stone bench tops throughout, a stainless steel 1200mm freestanding oven, and pantry with ample of storage with new cabinets around the kitchen. Moving outside you will find a fully enclosed alfresco area and bi-fold doors, that open onto a beautifully landscaped garden makes this area perfect for entertaining all year round. Other features include an over-sized laundry, ample storage, ducted heating and cooling, beautiful marble tiling in the entrance which make you feel the beauty, wooden look flooring throw-out the house and a double remote controlled garage. Within walking distance to three local schools, and a child care centre, easy access to the freeway and Williams Landing train station nearby, this property is a must see and will not last long. - State of the Art Kitchen with walk in pantry boasts gas cook top, dishwasher and breakfast bar- Stone Stone Bench-top (60 mm stone bench)- Heating & Cooling- Formal Lounge- LED Down-lights- Split system Air Conditioners - Upstairs comprises of a spacious master bedroom and 4 other bedrooms with en-suite and WIR- 1 Bedroom downstairs- 2 living area down stairs- 1 Theatre Room- 1 Living areas upstairs- Fully Landscaped front yard and backyard- The large laundry with walk in linen storage and side access- Extras: powder room, and high ceilings- Automatic double lock up garage with secure access- Big backyard with zero maintenance- Beautiful Front yard with Traditional Tree. Call Ali Hashmi on 0430 109 786 or Sachin Khera on 0433 110 100 for any private inspections. Note. 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/duediligencechecklists> Read less