

**134 Kirkpatrick Boulevard, Truganina, Vic 3029**



**House For Sale**

Wednesday, 12 June 2024

134 Kirkpatrick Boulevard, Truganina, Vic 3029

**Bedrooms: 3**

**Bathrooms: 2**

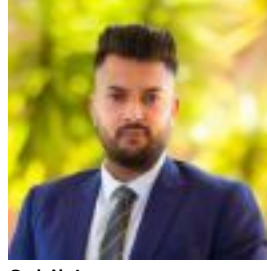
**Parkings: 2**

**Area: 297 m2**

**Type: House**



Shameel Javed  
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Sahil Jugran  
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**\$550,000 - \$590,000**

Ray White Truganina proudly presents this brilliant opportunity to own this modern and stylish house in the heart of Truganina. We are delighted to present this luxury home which offers you 3 bedrooms, 2 bathroom and Double garage, family home set in the sought after Mt Atkinson Estate featuring a master bedroom with walk-in robe and full en-suite with vanity and shower, and a family bathroom with separate toilet, fully upgraded designer kitchen set with appliances and bench top, AirCon places in every room and lounge. Every detail has been meticulously crafted, resulting in a perfect blend of modern convenience and timeless elegance. This property is a highly sought-after asset in today's market, prompting prospective buyers and investors to act swiftly due to the anticipated significant interest; the property may not be available for long. Fulfilling all the essentials of a convenient location and an active lifestyle. Astonishing features include: # High Ceilings # Upgraded Bathrooms # Modern Façade # Beautiful Landscaping # Master bedroom With Ensuite # High Ceiling # Stainless steel Appliances # Stone bench in the Kitchen # Dishwasher in the kitchen # Soft closing throughout the kitchen area # AirCons in All the rooms and Lounge Area # Solar Panels Close Proximity to all the developments, excess to Freeway, station and Caroline Springs are just few of the added advantages of this location: • 9 minute drive to Rockbank train station • Rockbank Primary School 8 mins drive • Bacchus Marsh Grammar Early Learning Centre (Prep- Year 6) Aintree 12 mins drive • 5-minute drive to the Western Freeway • Medical facilities Rockbank 7 mins drive • Lakeview Senior College (Year 10-12) 12 mins drive • Supermarket Caroline Springs 13 mins drive • Victoria University St Albans Campus 20 mins drive • 30-minute drive to Melbourne airport • 30-minute drive to Melbourne's CBD • Easy Access to Park • Just opposite to Proposed Future playing Field, School, Kindergarten and already running Child Care. • The Westfield Shopping Centre, a new business park, elementary and secondary schools, and a medical facility are among the future attractions that are planned. Belong to Melbourne's new west at Mt. Atkinson, a thriving community in Truganina designed to be home to up to 5,000 families. This prime location offers everything needed for quality living, including healthcare, education, connectivity, parks, and amenities for an active lifestyle. Just 25km from the CBD, with convenient freeway access, train stations, and local bus stops, Mt. Atkinson ensures easy connectivity to the heart of Melbourne. The estate's position in a prime pocket of Truganina makes it an ideal place to call home. Mt. Atkinson will feature the Melbourne Business Park, a significant commercial and employment hub, providing around 19,000 jobs in a well-serviced and attractive environment. The future town centre will offer further employment opportunities, while the planned Westfield Town Centre promises a unique shopping experience with dining and entertainment options. Additionally, the community will benefit from three new schools, including a government primary school, private primary school, and private secondary school, enhancing the educational landscape and providing the perfect environment to raise a family. Contact Shameel at 0431 845 558 or Mark at 0425 400 600 today to arrange a viewing before it's too late! 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. DISCLAIMER - The Pictures shown are for illustration purposes only. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>