

# 14 Birchmore Circuit, Truganina, Vic 3029



## House For Sale

Wednesday, 20 March 2024

14 Birchmore Circuit, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 500 m2

Type: House



Prerak Bist  
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Dhaval Mehta  
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## Contact Agent!!

Imagine waking up to the tranquil melody of birds chirping outside your window, the gentle babble of a nearby creek, and the occasional visit from ducks gliding across the water. Picture yourself surrounded by the lush greenery of the bush, with luxury views stretching as far as the eye can see. Now, let go of any notion of compromise. Forget the idea that you must sacrifice space for opulence, amenities for a backyard, or comfort for a prime location. In fact, discard everything you thought you knew about the limitations of life, because this magnificent, contemporary haven defies convention. It stands as undeniable proof that you truly can have it all. The luxurious lifestyle home features the following:

- Private balcony
- Ducted heating
- LED down lights
- Strengthen raft slab
- Evaporative Cooling
- 3000 liters rainwater tank
- 2590mm high ceilings upstairs
- Spotted gum flooring upstairs
- 2700mm high ceiling downstairs
- Extended Shower & Spa bath in the main bathroom
- Spotted Gum decking in alfresco area
- 2340mm High doors throughout home
- 2400 x 1200mm pivot front entrance door
- Solid 63mm spotted gum staircase with glass balustrade
- Fully insulated walls in the theatre room
- Laminated tinted windows throughout the home
- Soft closing cabinetry throughout the home
- Split Airconditioning upstairs & downstairs
- Exposed Aggregate concreted driveway
- 7m x 6.5m oversized automated car garage with internal & drive through rear access

Offering a wealth of nearby lifestyle amenities including Williams Landing Shopping Centre and Train station, Tarneit Shopping Centre, Wyndham Village shopping centre and the upcoming Allura Estate Town Centre. Stone throw Distance to the bus stops, Childcare's, Leisure centres and Prestigious schools like Doherty's P-9 School, Westbourne Grammar School, Al-Taqwa and St. Clare's Primary school. Easy access to freeway which takes you to Melbourne CBD in just 22 minutes by car and just 13 minutes' drive to Altona beach to relax during sunny days in Melbourne. This exceptional home puts tomorrow's lifestyle in reach for today! Call Prerak on 0400 798 398 or Dhaval on 0430 544 155 today to book your Private Inspection. **DISCLAIMER:** All stated dimensions are approximate only. 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>