

# 18 Ampersand Boulevard, Truganina, Vic 3029

## Sold House

Thursday, 19 October 2023

18 Ampersand Boulevard, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 472 m2

Type: House



Sai Saksham Chugh  
0433849003



Bal Amardeep  
0387972700

**\$821,000**

Bal Real Estate Proudly presents you this immaculate luxuriously built home on a massive 471sqm block of land with 4 bedrooms, 2 bathrooms 2 Garage, family plus study and living set in the highly sought out pocket of Westbrook Estate in Truganina. Representing an exemplary setting for a prestigious lifestyle is this comfortable constructed family home that excites the owner-occupiers and investors alike. With superior fixtures and fittings all through and a great location, this home is the one you had been looking for all this long. The sustainable design of this home offers a free flowing floor plan which is both practical and aesthetically appealing. Located in the most popular and sought after estate the suburb of Truganina has to offer is this stunning home just perfect for those looking for that ultimate family home leaving absolutely no excuses, or a great investment!. Overflowing with premium features & offering an awe-inspiring floor plan with integrated entertaining areas that families will adore. Perfectly presented, this family home boasts wonderful presentation and a user friendly floor plan on decent land size. This feature-packed home greets you with Spacious Formal Lounge at the Entrance and offers Four bedrooms; Great sized master bedroom with Double Door Entry includes spacious big walk-in robe and en suite bathroom with shower and double vanity and toilet. Three more spacious bedrooms facilitated along with a spacious central bathroom that includes shower and bathtub and separate toilet. A dedicated theatre area for unlimited entertainment and separate entertainment or leisure area which can also be utilised for study or Office space. The designer master chef kitchen combines modern ideas, 900 mm stainless steel appliances, with 60mm stone bench top with double waterfall along with a spacious butler Pantry with dishwasher and fitted microwave. It is centrally positioned in the house overlooking the indoor and outdoor living areas. Overflowing with premium features & offering an awe-inspiring floor plan with integrated entertaining areas that families will adore. Finished to near perfection and immaculately presented, this welcoming and luxurious home close to all necessary amenities such as Tarneit Central Shopping Centre, Aspire Childcare, and Public Transport i.e. Bus Stops and a short drive to Tarneit Train Station and walking distance to restaurants. Comprising of the following: # 14 Frontage Block # High Ceilings # reverse cycle refrigerated cooling # Master Bedroom with Double Door Entry and WIR # Extended Shower # Floor to Ceiling upgraded Tiles in Bathrooms # double Lounge # Three Spacious Bedrooms with BIR'S # Central Bathroom & Separate Toilet # Downlights # Large chef's kitchen # 900 mm Stainless steel and rangehood # 40 mm stone benchtop with double waterfall in the Kitchen # Upgraded kitchen with soft finish and ample of storage # Walk in pantry and Butler's Pantry # Dishwasher # Glass splashback in the Kitchen Area # Plantation Shutters throughout the house # Spacious Living Area # Additional Study Room # Hybrid upgraded floorboards # Double Glazed Windows all around # High doors # Exposed Aggregate Concrete Driveway, # Fully Concrete Around the House # Solar Gas Hot Water # 8 Security Cameras for Peace of Mind # Remote Controlled Garage with Internal and Rear Access # 6.6KW Solar Panels with energy Monitor # Upgraded fencing at front # Upgraded facade # Smoke Detectors # Door Bell # WIFI AC Access Point Long Range

Enjoy the peaceful lifestyle you have been looking for with the added bonus of a convenient location - Located next to all your upcoming future amenities, public transport, western highway and walking tracks/reserves/parklands, this outstanding home is unquestionably something you would be proud to call home. Come and view this elevated and elegant family home that's certain to attract an assortment of potential buyers Bal Real Estate team welcomes you and looks forward to servicing your real estate needs. Incredible Family Homes are hard to find, be quick to book your inspection. Call BAL on 0413 870 550 or Sai Saksham on 0433 849 003 as this one won't last long. **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**