

**22 Plough Avenue, Truganina, Vic 3029**

**THE ELEET**

**House For Sale**

Tuesday, 30 January 2024

22 Plough Avenue, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

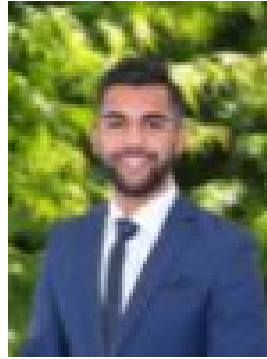
**Parkings: 4**

**Area: 451 m2**

**Type: House**



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## Contact Agent

Private Oasis In The Heart Of Truganina! Once Again Sachin Khara Brings another Stunning Family Home We invite you to another stunning property built on a spacious north facing block of land at 22 Plough Avenue, Truganina. This immaculately presented family home in the heart of Elements Estate, is not just a residence, but a private oasis. It exudes a polished, luxurious feel crafted by Metricon Homes and independently inspected by Darbecca throughout construction. The dreamy wide facade amplifies the beauty of this house. Stepping through the door into a spacious hallway adorned with top of the range porcelain tiles guide you through this well laid-out home. Sunlight fills the interiors, complemented by warm inviting down lights. Parallel to the main hallway is the relaxing and spacious theatre room with automated blinds, ready for you to enjoy your favourite shows in the comfort of your own private sanctuary. At the heart of the home lies a slick modern kitchen equipped with large stainless steel oven, 40mm stone bench top and island, glamorous tinted glass splash back and raises the standards of practicality with its ample storage and walk-in-pantry. The sprawling open-plan dining and living areas adjacent to the kitchen simplifies serving meals and entertaining. The beauty and flow of these areas is framed by the timber sliding doors which provide seamless entry to the outdoor living area and is flooded in year-round natural light. The spacious covered outdoor area is perfect for gatherings with its quality merbau decking and beams with solar lights in the evenings. The well-positioned, quiet master bedroom is a masterpiece in itself, boasting his and her robes, an ensuite with double vanity, heated towel rail, heat lamps and expansive frameless shower. Three other generous-sized bedrooms feature mirror built-in robes. A central bathroom caters to guests and other household members and features a 20mm stone bench top vanity, bath, shower and a separate toilet. A study nook is a haven for those working from home, with its fast NBN connection and storage in its overhead cabinets. Families in particular will take advantage of the location as it is just a 5 minute walk from the brand new education precinct and within close proximity to shopping centers, community centre, parklands, childcare, transport etc. Other stunning features this beautiful home offers:

- 3 living areas with additional study
- Ducted heating with zoning system
- 3 split systems
- 6.6KW solar panels with inverter
- Mirrored and tinted glass splashback
- 40mm stone bench top in kitchen, 20mm stone bench tops in other wet areas
- 2 drawer Fisher & Paykel dishwasher
- Smeg gas cooktop and 900mm stainless steel oven
- InSinkErator (food waste disposer)
- Soft close cupboards
- Premium Italian porcelain tiles
- 6 camera security system
- Security alarm
- High ceilings
- Abundant storage throughout
- Timber framed doors and windows
- Premium carpets in bedrooms
- Plantation shutters in bathrooms
- LED down lights throughout the home
- Mirror sliding wardrobes
- Built-in, fold down ironing board
- Plumbing for fridge
- Alfresco gas point
- Epoxy flooring in garage
- Low maintenance front and backyard landscaping
- Exposed aggregate driveway and much more!
- Move-in ready, do not miss out on this fantastic opportunity!

Never Ending List For Inclusions. Yes the dream team is back with another masterpiece. Please call Sachin Khara on 0433 110 100 or Noel George on 0433 980 100 to arrange an inspection. **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/duediligencechecklist>