

**31 Gerace Street, Truganina, Vic 3029**



**House For Sale**

Monday, 27 November 2023

**31 Gerace Street, Truganina, Vic 3029**

**Bedrooms: 4**

**Bathrooms: 2**

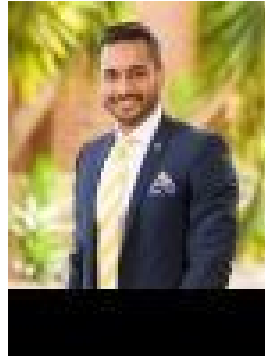
**Parkings: 2**

**Area: 399 m2**

**Type: House**



Yashwant Subedi  
0458873856



Mark Srivastava  
0425400600

**\$680,000 to \$740,000**

Ray White Truganina is delighted to present 31 Gerace Street, Truganina. This single-level east-facing Carlisle-built family residence is strategically located in the heart of Olivia Estate, one of Melbourne's rapidly expanding livable communities, enveloped by expansive green spaces. This property caters to a diverse range of prospective residents, including first-time home buyers, couples, young and growing families, business proprietors, and discerning investors seeking a home equipped with essential features to accommodate today's dynamic lifestyle. The residence boasts a capacious and well-conceived floor plan filled with abundant natural light, showcasing four generously proportioned bedrooms with walk-in robes. The master bedroom is complemented by an en-suite featuring dual vanity. Additionally, the property offers distinct living areas, including a separate study nook, presenting an appealing work-from-home opportunity. The living and dining spaces are characterized by an open and airy ambiance, centered around a quality kitchen hub. The kitchen is appointed with modern conveniences such as a dishwasher, 900mm cooking appliances, abundant storage, and refined white stone bench tops. Notable features include: # Spacious laundry with ample linen storage # Ducted heating and evaporative cooling # 900mm kitchen appliances # Island bench # 40mm stone bench tops in the kitchen # Walk-in pantry # high ceiling # Down lights # Electric heat pump hot water system # Double remote garage with both internal and rear yard access # Alfresco area # Six security cameras # 6.6kw Solar with 10kw batteries # Low maintenance front and back yard This location boasts several added advantages due to its close proximity to key developments and convenient access points: # Approx 5-minute drive to Rockbank train station. # 30-minute drive to Melbourne Airport. # Convenient access with a 5-minute drive to the Western Freeway. # Just a 10-minute drive to the vibrant Caroline Springs. # 30-minute drive to the heart of Melbourne's CBD. Ray White Team welcomes you and looks forward to meeting you at the inspections. Terms : 30/45/60 days Contact Yashwant on 0458873856 or Mark on 0425400600 for further details Photo ID required for all inspections. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> 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 \*Images for illustrative purposes only\*