

# 42 Ararat Street, Truganina, Vic 3029

## Sold House

Sunday, 10 March 2024

42 Ararat Street, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bal Amardeep  
0413870550



Sonu Ba  
0387975400

**\$635,000**

Bal Real Estate Proudly Presents this luxurious single story residence which is at an outstanding location offers excellent opportunities to families, first home buyers and investors alike. This beautiful house is one of the top locations in Truganina with comfort, security, safety and peace of mind all in one place. This Masterpiece is located in a prime, thriving and beautifully placed "Grandview Estate" in the well-established suburb, "Truganina". 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. The designer master chef kitchen combines modern ideas, 900 mm stainless steel appliances, 40 mm stone island waterfall bench tops, along with dishwasher and the undermount sink. It is equipped with ample overhead cupboard space, island bench. It is centrally positioned in the house overlooking the indoor and outdoor living areas. Features Include: \* Video Intercom \* Study Nook \* Bulk Heads \* Designed Modern Façade \* Downlights \* High Ceilings \* Master Bed Room with En Suite \* Spacious Walk in Robe in Master Ensuite \* Luxurious Attached Bathroom with Floor to Ceiling Tiles, to master bed room \* Linen Storage \* Open Plan Living Area Near Kitchen \* Upgraded Kitchen with 40 mm Stone Island Waterfall Bench \* Dishwasher in the Kitchen \* Massive Cupboard Overhead Storage in the Kitchen \* Floor to Ceiling Tiles in Central Bathroom \* Niches in both bathrooms \* Evaporative Cooling \* Ducted Heating \* Laminate Flooring \* Magnificent Landscaping at the front \* Side Concreting \* Concrete Around The House \* Double car garage on remote with internal access and Rear Access \* Aggergate Driveway \* Landscaping and concreting beautifully done.\* and so much more..... Location: Grandview Estate

Truganina: Grandview is a new community at Truganina in Melbourne's fast-growing western corridor that will provide more than 1,600 homes in a picturesque natural setting. Located only 28km from Melbourne's CBD, Grandview has easy access to local shopping, schools and transport with plans for a new primary school, community centre and sports reserve. Find elevated land, and house and land packages, to suit your needs at Grandview. A place to enjoy natural surrounds: It's time to relax and take in the beautiful natural surrounds. Vantage offers premium living with walkable amenities and plenty of open space. Live within a stone's throw from the future Dinosaur Park, Mt. Atkinson Conservation Reserve, and future Westfield Town Centre. Where education comes first: Vantage is a place for life-long learning, with seven existing schools and several early learning centres close at hand. Grandview will also host a proposed Primary School, Childcare Centre and a proposed Community Activity Centre, which will ensure plenty of options for your child's education now and in the future. With convenience at its core: Vantage will be a vibrant and connected village allowing you and your family the convenience of having everything you need within walking distance. Your shopping needs will be taken care of at the future Westfield Town Centre and if you feel like travelling further afield Rockbank train station is a short drive away. Where dream homes become a reality: Set in the beating heart of Grandview, alongside the future Dinosaur Park and a short walk to proposed schools, community centres and retail convenience, Vantage offers a complete lifestyle and the best in urban connectivity. Build your dream home close to shops, schools and employment opportunities, whilst having an exclusive, quiet retreat to call home. It is an address perfectly positioned for convenience and growth. A place where you will take pride in your community and where your neighbours will become your friends. An opportunity like this is rare to come by and will not last long! To be a part of this exciting experience, living a balanced and active lifestyle at Grandview Estate, Please Call Prashant Bhardwaj on 0422 878 890 or Sonu Bal on 0413 712 550 to find out more! **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/duediligencechecklis>