

# 58 Ludo Circuit, Truganina, Vic 3029



## House For Sale

Friday, 17 May 2024

58 Ludo Circuit, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact Agent

This immaculate four-bedroom house at 58 Ludo Circuit, Truganina, offers a versatile layout perfect for modern family living. Situated in the desirable Albright Estate, this property promises a comfortable and stylish haven. The versatile floorplan boasts two separate living areas, providing ample space for relaxation and entertainment. The seamless integration of the living, dining, and kitchen areas provides a perfect setting for both relaxation and entertainment. The kitchen is a chef's delight, featuring a walk-in pantry and sleek stone benchtops. The combination of style and functionality is further emphasized by the LED downlights that illuminate the space. Additionally, the property is equipped with ducted heating and cooling, ensuring comfort all year round. The bedrooms are generously proportioned and designed with comfort in mind. The master suite offers a private retreat, complete with an ensuite bathroom and a spacious walk-in robe. The remaining bedrooms are serviced by a well-appointed central bathroom, catering to the needs of the whole family. Step outside to the alfresco area, where you can enjoy outdoor dining and entertaining year-round. The low-maintenance backyard provides the perfect space for children to play or for you to unwind after a long day. Situated in the Albright Estate, this property offers easy access to a range of amenities. Within walking distance, you'll find Garrang William Primary School, ensuring a convenient school run for families. Additionally, nearby shopping centers, parks, and recreational facilities provide further convenience and entertainment options.

**Key Features:** | Master Bedroom with Ensuite || Wide Entrance || Massive living area || Modern Kitchen with 40mm Stone Benchtop || Dishwasher- 600mm || Stainless steel oven-900mm || Gas cook top-900mm || Canopy-900mm || Soft closing cabinets in kitchen || Ducted Heating and Evaporative cooling system || Hot water system || Bulk head in Kitchen || LED downlights throughout || 2700 mm ceiling height || Full landscaping front and back | Situated in the Albright Estate, this property offers easy access to a range of amenities. Within walking distance, you'll find Garrang William Primary School, ensuring a convenient school run for families. Additionally, nearby shopping centers, parks, and recreational facilities provide further convenience and entertainment options. Conveniently located near a bus stop, childcare center, and medical center within 580 meters, and just minutes away from Tarneit Train Station and Tarneit Central Shopping Center, this home encapsulates comfort, style, and convenience.

**Location Highlights:** Proximity to Garrang Wilam Primary School (400m) Short distance to Truganina P-9 College (1.3 km) and Truganina South Primary School (1.3 km) Convenient access to a bus stop, childcare center, and medical center (580m) Minutes away from Tarneit Train Station Easy access to Tarneit Central Shopping Center ,Bunnings, petrol stations. 20 min drive to Melbourne airport 20 min drive to CBD To make this stunning residence yours, don't hesitate to inquire today and secure your place at 58 Ludo circuit, Truganina. This opportunity to own a home of modern luxury, thoughtful design, and convenient living won't last long. Call Mukesh on 0430 131 477 or Dhruv on 0421 485 366 for any further information. Please see the link below for an up-to-date copy of the Due Diligence Check List: <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. 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\*