

# 59 Bodnat Street, Truganina, Vic 3029

## House For Sale

Wednesday, 22 November 2023

59 Bodnat Street, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 321 m2

Type: House



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Bal Amardeep  
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**Contact Kamal Kaler - 0469 332 699**

Bal Real Estate proudly presents this luxurious single story residence in an outstanding location offering excellent opportunities to families, first home buyers and investors alike. This beautiful family home is in one of the top locations in the well-established suburb of Truganina with comfort, security, safety and peace of mind all in one place. With superior fixtures and fittings throughout in a great location, this home is the one you have been looking for. The well designed and free-flowing floor plan is both practical and aesthetically appealing. Located in the most popular and sought after estate that 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 for those looking for a great investment! Overflowing with premium features & offering an awe-inspiring floor plan with integrated entertaining areas that families will adore. Supremely located in the thriving and beautifully placed "Gateway Estate", surrounded by nature reserves, footy ovals, walking tracks and wetlands, schools, business and fitness amenities and shopping hot spots such as Point Cook Town Centre, Wyndham Village, Williams Landing Town Centre and Tarneit Central. The home is just minutes away from Tarneit train station, and Williams Landing train station, and has many schooling options close by such as Dohertys Creek P-9 College, Truganina East P-9, St Clare's Catholic Primary School, Westbourne Grammar, and Al-Taqwa Islamic school. This is a rare opportunity to secure a premium home in an incredible location, approximately 19km from Melbourne's CBD with easy access to freeways. It takes about 20 minutes to get to the city by car and 30 minutes by train. This beautiful single story home has quality fittings and fixtures, comprising of 4 good size bedrooms - Master bedroom with WIR and en suite, 3 other bedrooms with built-in robes, open plan living area equipped with spacious modern kitchen with large Walk in Pantry and ample storage, latest premium stainless steel appliances and dishwasher, and well maintained backyard. Features include: -# LED Down lights# Tiles & Carpet as Flooring# Master Bedroom Fully Ensuite with Walk in Robe # Master Bedroom with Ceiling Fan# 20mm stone in the En suite Bathroom# All Rest of The Three Bedrooms with Built in Mirror Robes# All the Rest of the Three Bedroom with Ceiling Fans# Gas Ducted Heating# Split Air con in the Living Area# Spacious Kitchen# Stone Bench in the Kitchen# Tiled Splash back in the Kitchen Area# Latest Stainless Steel Appliances in the Kitchen Area# Walk in Pantry in the Kitchen # Dishwasher # Stone Bench Vanity in Central Bathroom# Concrete all round perimeter of house# Linen Storage# European laundry# Solar Gas Hot Water System# Remote Controlled Garage Door# Garage with Internal and Rear Access# Beautifully maintained Naturally Landscaped Backyard and much much more.....Call Bal Amardeep on 0413 870 550 or Kamal Kaler on 0469 332 699 to arrange an inspection 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. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>.