

# 6 Claydon Grove, Truganina, Vic 3029

## House For Sale

Tuesday, 28 November 2023

6 Claydon Grove, Truganina, Vic 3029

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 702 m2

Type: House



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## Welcome Offer

A stand-out sensation in family excellence, Ausfortune Property is proud to present to you a modern design spacious five-bedroom, two-bathroom residence with sensational three living areas that built on an approximately 702 sqm block of land. With a striking contemporary north facing large backyard, this impeccable single level residence achieves the perfect balance of light, space and family function in a premiere location walking distance to McDonalds, Oporto and Busy bees childcare, Westbourne Grammar School and bus station. This home is perfect for a large family or as an investment property. Primed for all stages of family life, The stylish living Spaces include the formal living in the front perfect for hosting intimate gatherings, the second lounge room can be used for multi-purpose such as theater room, home office, etc adding more practicality to this home and the third kids activity room is overlooked from kitchen, suited for study room, reading room or playroom and easy to supervise kids when cooking. The accommodation includes a king-size master bedroom with extra air-conditioner and a modern ensuite upgraded with smart toilet and walk in robe. The other four spacious size bedrooms with build-in robe serviced with the Central Bathroom and separate toilet. Modern Gourmet Kitchen and Dining: Calling all culinary enthusiasts! The well-appointed modern kitchen features an island bench and walk-in pantry that ensures abundant storage. Equipped all necessities and appliances includes gas cooktop, stainless steel oven, dishwasher and rangehood. Cooking becomes an absolute pleasure. Spacious formal dining and living areas making a superb family entertainer. Floor to ceiling windows allow you to overlook the sun-drenched backyard with a calming view across. You can watch kids playing when cooking or dining. Living/Dining area connects flawlessly to the good size private low-maintenance backyard with a large decking area which is perfect for a BBQ Christmas party in this summer. Extra features include:- 285sqm internal area- upgraded façade- stone bench top and island bench- 900mm kitchen appliance- double sink- evaporative cooling and ducted heating- extra air conditioner in master room- Smart Toilet- LED downlighting throughout hall way bedroom and living area- gas boosted solar hot water system- quality roller blinds and fly screen- double remote garage with internal access- designed low maintenance front and rear gardens.- Laundry with storage space and external access- Large site garden potential to extend - Surely this is your kind of home that you want to move in like yesterday? Access to the Wyndham village leisure center for swimming, sauna, BBQ, tennis court and gym and Easy access to shopping center, freeways, schools, bus stop, Tarneit train station and Williams landing train station Nearest Primary schools: Dohertys creek P9 college, Truganina south primary school, Westbourne grammar school, Al Taqwa college and St Clare Catholic School. Nearest Secondary school: Dohertys creek P9 college, Truganina P9 college , Laverton P12 college , Al Taqwa college