

# 7 Esprit Street, Truganina, Vic 3029

## House For Sale

Thursday, 16 November 2023

7 Esprit Street, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 320 m2

Type: House



Kamal kaler  
0469332699



Bal Amardeep  
0413870550

**\$600,000 to \$650,000**

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 which is Elpis Estate 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. 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 mirrored robes, open plan living area equipped with spacious rumpus, a separate entertainment space, modern kitchen with large Walk in Pantry and ample storage, 900mm premium stainless steel appliances and dishwasher, and enclosed alfresco with well maintained backyard. Features include: -# LED Down lights throughout the House# Gas Ducted Heating# Evaporative Cooling# Master Bedroom with Full Ensuite# Double Vanity in the Master Ensuite with Stone Bench# Stone Bench in the Kitchen# Latest Stainless Appliances in the Kitchen# Tiles Splashback in the Kitchen# Dishwasher in the Kitchen# Walk in Pantry in the Kitchen# Island waterfall Stone Bench in the Kitchen# Low Maintenance Front and Back Yard# Linen Storage# Garage with Internal and Rear Entrance and much much more..... This Heavenly House is situated in the Elpis Estate, a new prominent and astounding community in the West Of Melbourne. Everything in the community is designed for the better living of our residents. Be ready to be spoiled for choice with an amazing park, conservation area, local shops, medical center and child care center. This Estate brings all the essential elements for your lifestyle to you and those around. It has produced a tremendous opportunity for the single professionals, couples and families to experience both city and country living. Elpis is proudly inviting you to leave your mark on our new prestigious estate and fulfil your dreams with us. The most valuable fortune you can pursue is to live the life of your dreams with the ones that mean most. Elpis is located in Melbourne's most sensational and fastest growing area in the West. Positioned just 21kms from Melbourne CBD, residents are able to travel either by public transport from the new Tarneit Railway Station (walking distance) or direct access to the Princes Freeway - linking you to Melbourne and Geelong. It is an easy distance to the Western Ring Road for travelling to Ballarat and Bendigo. Elpis provides convenient access to a range of local primary and secondary schools including: St Francis of Assisi Catholic Primary School, St James the Apostle Primary School, Truganina P-9 College, Westbourne Grammar School and a number of childcares including: Early Learning Centre, Grow 'N' Learn, Samsara Avenue Early Learning & Kinder, Little Learners Day Care. West Gate Medical Centre, Wyndham Village Medical Centre, Hogans Road Medical Centre, Forsyth Park Medical Centre are in close reach. Modern and bustling, but retaining a village charm, Tarneit and Truganina offer everything you need to enjoy an easy connected life. Shopping centres, major services and quality schools abound, festivals celebrate diversity and culture, and smooth transport links by road and rail can have you in the city or at the beach within minutes. The township of Tarneit is also well-served by multiple bus routes. If you prefer to drive, access to the CBD from the nearby Princes Freeway (M1) is moments away. Call Bal Amardeep on 0413 870 550 or Kamal 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>.