

9 Beatty Avenue, Truganina, Vic 3029



House For Sale

Thursday, 16 November 2023

9 Beatty Avenue, Truganina, Vic 3029

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 406 m2

Type: House



Bal Amardeep
0413870550



Kamal kaler
0469332699

\$600,000 to \$650,000

Bal Real Estate Proudly Presents this spacious residence in Heart of Truganina offering excellent opportunities for families, first home buyers and investors alike. With light-filled living areas and excellent outdoor living creating a low maintenance lifestyle, this property will be the perfect entry into the Truganina market. Absolutely stunning, home sited on a spacious, secure and easy care 406 sqm section in the prestigious Location of 9 Beatty avenue ,TRUGANINA. The thoughtfully designed home features a functional and well equipped kitchen complete with pantry, adjacent open-plan dining and/or living area. The open plan living flows seamlessly to the outdoor living spaces and to the sprawling synthetic lawns and easy care gardens. Three generously sized bedrooms (master with walk-in robe and en suite), 2 bathrooms in total, study nook and double garage, flooring is combination of Laminate and carpet. Indoor outdoor flow has been thoughtfully designed with the living room opening out to the large, private Alfresco area which provides an abundance of space which is perfect for entertaining family, friends and more! This must view property also has the added bonus of being in close proximity to all that shopping center offers in terms of restaurants and bars, shopping and recreational facilities including bus and train are within easy distance. Truganina is an affordable community surrounded by nature reserves, walking tracks and wetlands, Schools, business and fitness amenities and shopping hot spots such as Point Cook Town Centre, Williams Landing shopping and Wyndham Village shopping centre . Minutes away from Tarneit train station, Williams Landing train station, Westbourne Grammar Private school, Truganina P9 School, Al Taqwa Islamic school and college. Astonishing features include: # High ceilings throughout # Quality timber look laminate flooring in living area # Carpeted flooring in bedrooms # Down lights throughout # Pendant lighting in master bedroom, kitchen, hallway and bathrooms # Master Bedroom with ensuite & WIR # Stone benchtop in Master ensuite # Split system air-conditioning units in all bedrooms and main living area # Ceiling fans in all bedrooms # Bedrooms 2 and 3 with built in robe # Large chefs kitchen # 40mm stone benchtop in the kitchen # 900 mm stainless steel appliances # Dishwasher in the kitchen # Tiled splash back in the kitchen # Spacious open plan living area # Ducted heating # Floor to ceiling tiles in central bathroom # 40mm stone benchtop with single vanity in central bathroom # Block out blinds throughout the property # Internal and rear access from garage # Double car garage # Artificial Turf grass in the back and front yard # Spacious concreted alfresco in the property # Side gate access to property on corner block and much more..... Come and view this elevated and elegant family home that's certain to attract an assortment of potential buyers. Bal Real Estate TEAM welcomes you and looks forward to servicing your real estate needs. Call BAL 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>