

# 9 Canary Close, Truganina, Vic 3029



## Sold House

Friday, 3 November 2023

9 Canary Close, Truganina, Vic 3029

**Bedrooms: 3**

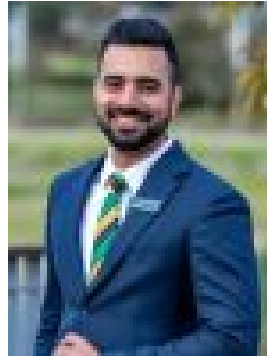
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Bilal Ali  
0475750002



Milan Neotane  
0469870828

**\$585,000**

This stunning house offers an ideal living experience with its modern design, spacious layout, and numerous modern upgrades. Located in the thriving community of Truganina, this home is a testament to contemporary living at its finest. As you step inside, you'll be greeted by a white glossy tiled hallway that leads you into the heart of the home. The open plan living area provides a perfect space for family gatherings and entertaining guests. The kitchen boasts stone benchtops and stainless-steel appliances, making meal preparation a breeze. For those who appreciate separation between living and dining, there's a dedicated dining space.

**Key Features**

- Ducted heating: Stay cozy and warm during the colder months with efficient heating throughout the house.
- Efficient and powerful split system in the lounge (9kw): Enjoy year-round comfort and climate control with a high-capacity split system.
- White glossy tiled hallway: The bright and elegant entryway sets the tone for the rest of the home.
- Open plan living with a low-maintenance backyard: A spacious living area seamlessly connects to an easy-to-maintain outdoor space, perfect for relaxation.
- Stone benchtop and stainless-steel appliances in the kitchen: The kitchen is a chef's dream, with modern finishes and high-quality appliances.
- Separate dining space: Host family dinners and special occasions in a dedicated dining area.

**Location**

**Walking Distance To:**

- Truganina P-9 College: Just 0.19 km away, making school runs a breeze.
- Garrang Wilam Primary School: Easily accessible for young students.
- Dohertys Creek P-9 College: Another educational option nearby.
- Guardian Child Care: Convenient childcare services.
- Convenient Stores and Eating Joints: Daily necessities and dining options are within reach.
- Bus Stops: Easy access to public transportation.
- Truganina Early: Early education is right in the neighborhood.

**Short Drive To:**

- Wyndham Shopping Centre: Retail therapy and dining options a short drive away.
- Tarneit Train Station: Commuting is convenient with the train station nearby.
- Tarneit Central Shopping Centre: Additional shopping options within a few minutes' drive.
- Tarneit Park Centre: Brand new Centre which includes Jump Swim School, 7-Eleven, Petbarn, Starbucks, Hungry Jacks, Repco + more
- Gym: Stay fit with a gym close by (Anytime Fitness, Crunch).
- Princess Freeway: Easy access to major roadways for commuting.
- Baden Powell P-9 College: Another school option within a short drive.
- Bemis Secondary College (opening 2024): Future educational opportunities nearby.
- Sikh Temple: Access to religious and cultural facilities.
- Mosque: A place of worship in the vicinity.
- Altaqwa School: Another educational option within reach.
- Westbourne Grammar School: High-quality education nearby.
- St Clare School: Convenient for families with young children.

This property is not just a beautiful home; it's part of a vibrant community with everything you need within walking distance or a short drive away. Don't miss out on the opportunity to make this house your new home. Call Milan on 0469 870 828 or Bilal on 0475 750 002 for any further information.

**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>