

# 12 Mercy Street, Truganina, Vic 3029



## House For Sale

Tuesday, 12 December 2023

12 Mercy Street, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 304 m2

Type: House



Kial Jarred



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**\$630,000 to \$660,000**

Currently available. A property encompasses more than just a piece of land. It forms part of a neighborhood, a wider landscape, and an ecosystem, and can also be a place you call home. While "location" is often emphasized as a crucial factor when purchasing a property, finding the perfect place is not a simple equation. You can change almost everything about a house, except for its location. However, we have an exceptional offering for you—a beautifully constructed home situated in an undoubtedly ideal location. Discover this aesthetically designed family home in one of the most desirable and sought-after areas. Its close proximity to essential social infrastructure such as schools, childcare centers, medical facilities, public transport, parks, grocery stores, restaurants, and takeaways makes it the perfect choice for a growing family. This two-story house features a modest yet charming design, with a spacious kitchen, a master bedroom with a walk-in robe and ensuite, three well-sized bedrooms, ample storage, a beautiful backyard for tranquil evenings, and a serene front yard with stunning landscaping. It truly embodies the essence of a quintessential home that caters to all your needs. The house warmly welcomes and embraces its new owners. The property instantly captivates with its ultra-modern facade, complemented by a low-maintenance landscaped garden and a seating area in the backyard. Located approximately 580 meters from the nearest bus stop, childcare center, and medical center, and a short distance from Garrang Wilam Primary School (approximately 400 meters away), it offers convenience at every turn. Furthermore, it is only minutes away from the train station and shopping center.

**Key Features of this House:** High (2700mm) ceilings  
Mirrored robes in every bedroom  
Alarm system  
Ducted heating and air conditioning for cooling  
Concrete pathway around the house  
20mm stone benchtop and glass splashback in the kitchen  
20mm stone benchtops in the bathrooms  
Spacious open-plan living area with a modern kitchen and adjoining meals area  
900mm stainless steel appliances

An inspection is a must in order to fully appreciate all that this home has to offer. I will be present, so why not join me?

**General Features:** Property Type: House  
Bedrooms: 4  
Bathrooms: 2  
Land Size: 304 m<sup>2</sup> (approximately)  
Nearest Schools: Garrang Wilam Primary School: 400 meters  
Truganina P-9 College: 1.3 km  
Truganina South Primary School: 1.3 km