

**13 Sangre Street, Truganina, VIC, 3029**

**Harcourts** Tarnet | Truganina

**Sold House**

Saturday, 31 August 2024

13 Sangre Street, Truganina, VIC, 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## East Facing Metricon Built (3 Years Old Approx) in Mt Atkinson

Sunny Shah & Harcourts Tarneit | Truganina proudly presents this immaculate opportunity at 13 Sangre Street , Truganina.

Metricon built young and modern family has so much to offer. Practical floor plan is ideal for day to day living and would suits to all the families.

On offer are 4 large bedrooms, master with ensuite and walk in robe, open plan living and kitchen equipped with modern appliances, formal lounge area and an alfresco. Floorboards , Ducted heating and evaporative cooling . This family Perfect mix of Indoor and Outdoor living to enjoy all year around.

Comprising:

- # Master bedroom with En-suite, vanity and walk-in robe
- # Other large three bedrooms with built-in robes
- # Formal lounge
- # Open plan kitchen adjoining the dining area overlooking the living area and outdoor alfresco
- # 900 MM cooktop and range hood, dishwasher, ample storage, stone benchtops and pantry
- # Central bathroom and separate toilet
- # A large alfresco area to accommodate all-year outdoor entertainment
- # Double lock up garage with internal access and rear access
- # Separate laundry with linen space

Extra features: Downlights, Niche in both the bathrooms, Ducted heating, Evaporative cooling, Floor boards, Roller blinds, Dishwasher and Landscaped back and front yard.

Located within the highly sought-after Mt. Atkinson estate, this property offers easy access to a range of amenities, future schools, shops, and easy access to freeway. With its prime location and exceptional features, 13 Sangre Street is the perfect family home for those seeking the very best in modern living.

Moreover, the upcoming Westfield shopping Centre and Melbourne Business Hub add to the future potential of this property. The Westfield Centre will provide easy access to a range of shopping and entertainment options, while the Melbourne Business Hub will create new job opportunities for the local community.

Properties of this Caliber won't last long at all. Call Sunny Shah on 0430 544 515 | 7300 7777 to enquire about this opportunity.

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation by 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>.