

**13 Yamada Street, Truganina, Vic 3029**



**House For Sale**

Friday, 17 May 2024

13 Yamada Street, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



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Vik Monga

**\$740,000-\$780,000**

13 YAMADA STREET TRUGANINA VIC 3029 Welcome to luxury living in this exquisite modern residence, perfectly positioned on a north-facing in a highly sought-after locale. This immaculate home boasts an expansive approx 26sq with a block of land spanning an impressive 424 square meters of built-up space, thoughtfully designed with 2 bathrooms spread throughout the property. The master bedroom features a luxurious bathroom with floor to ceiling tiles, offering a serene retreat after a busy day. Equipped with modern amenities, this property blends luxury with eco-conscious living. Inside, meticulous attention to detail is evident with an elegant 40 mm stone benchtop featuring waterfall edges and a breakfast bar, perfect for casual dining or hosting gatherings. The property also boasts great features such as 900mm appliances with a window for natural light, and a powder room for guests. Porcelain tiles grace the main areas, while bedrooms exude warmth and charm with stylish flooring boards. With a strategically placed door in the hallway, this home offers versatile space separation, ideal for family functions or entertaining. Key Features: - Expansive approx 26sq built-up area with 2 luxurious bathrooms - 2 spacious living areas offering versatility and comfort - Master bedroom features a expansive ensuite for ultimate relaxation - Elegant 40 mm stone benchtop with waterfall edges and breakfast bar - Welcoming Double-entry door - Evaporative Cooling and ducted heating- Stylish floor-to-ceiling tiles adorn the bathrooms, enhancing elegance and ease of maintenance - Sleek splashback kitchen with 900mm modern appliances- Ensuite bedroom and a powder room provide ample convenience and luxury. - Premium porcelain tiles in main living areas, complemented by cozy floor boards in the bedrooms Distance to locations: - 6 Minute Drive to Tarneit Train Station - 14 Minute Drive to Hoppers crossing Train Station - 5 Minute Drive to Davis Creek Primary School - 6 Minute Drive to Karwan Primary School - 5 Minute Drive to Tarneit Central Shopping Centre - 18 Minutes Drive to Werribee Mercy Hospital - 18 Minutes Drive to Werribee Shopping Centre This beautifully presented home ticks all the boxes and must be seen to be believed!! For more information please get in touch with Bobby at 0477 194 342 or email [bhupendra@rrestate.com.au](mailto:bhupendra@rrestate.com.au) or Vik Monga at 0420 451 995 or email [Vik@rrestate.com.au](mailto:Vik@rrestate.com.au) A photo ID is a must for all inspections. 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 Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>