

# 16 Distinction Crescent, Truganina, Vic 3029



## House For Sale

Thursday, 13 June 2024

16 Distinction Crescent, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Harpreet Walia  
0391314000



Hardik Jasani  
0391314000

**\$1,050,000 - \$1,150,000**

Immerse yourself in an unparalleled living experience at this magnificent double-storey residence in Truganina's sought-after College Green Estate, proudly presented by Fletchers Real Estate. This meticulously designed home boasts approximately 40.91 squares of luxurious built-up area on a spacious 448m<sup>2</sup> block, perfect for families seeking comfort, style, and ultimate convenience. This home offers:- **Grand Hallway:** Make a stunning first impression with a grand entrance that sets the tone for the rest of the home.- **Versatile Living Spaces:** Relax and unwind in the spacious family room, entertain in style in the elegant sitting room, or create a dedicated work area in the private study.- **Gourmet Kitchen:** Unleash your inner chef in a gourmet kitchen equipped with high-quality appliances, ample bench space, and a large walk-in pantry – a dream for any culinary enthusiast.- **Seamless Indoor-Outdoor Flow:** The expansive dining area seamlessly connects to the outdoor alfresco area, creating the perfect space for year-round entertaining.- **Family Fun & Entertainment:** Enjoy an additional living area in the versatile rumpus room, perfect for family fun and entertainment.- **Practical Convenience:** A convenient powder room and laundry with direct access to the double garage add to the functionality of the ground floor. **Upstairs Retreat- Luxurious Master Suite:** The master suite is your private haven, featuring a luxurious ensuite, a spacious walk-in robe, and a private balcony offering serene views.- **Spacious Bedrooms:** Three additional large bedrooms with built-in robes provide ample space and comfort for the whole family.- **Modern Bathroom:** A modern and spacious central bathroom featuring a bathtub, shower, and separate toilet caters to all your needs.- **Cozy Retreat:** The upstairs leisure area provides a perfect space for family activities or a dedicated media room. **Exceptional Features- High-Quality Fixtures and Fittings:** Throughout the home, add a touch of elegance and luxury.- **Ducted Heating and Cooling:** Enjoy year-round comfort with a ducted heating and cooling system.- **Beautifully Landscaped Gardens:** Professionally landscaped front and backyards create a stunning outdoor space. **Prime Location** This home boasts an unmatched location in the heart of Truganina, offering exceptional convenience and accessibility.- **Education Hub:** Nestled within the desirable Truganina P-9 school zone, it is perfect for families with school-aged children. Renowned educational institutions like St. Clare Primary School, Westbourne Grammar, and Al-taqwa College are just a short drive away.- **Lifestyle at Your Doorstep:** Enjoy leisurely strolls to nearby parks, effortless commutes with accessible bus services, and the convenience of Wyndham Village shopping centre for all your shopping needs.- **Proximity and Accessibility:** With proximity to Williams Landing and Tarneit stations, as well as easy freeway access, Melbourne CBD and beyond are within easy reach. **Do Not Miss Out on This Opportunity!** Make this exquisite double-storey home your new address. Contact Harpreet Walia at 0451 226 509 or Hardik Jasani at 0493 032 825 to schedule a private inspection and experience the true beauty of this property firsthand. This is your chance to live in a place where every detail contributes to a life of quality and joy.