

**17 Appalachian Street, Truganina, Vic 3029**



**House For Sale**

Thursday, 11 July 2024

17 Appalachian Street, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ricardo Rodrigues  
0407806893

## **Auction - \$600,000 - \$660,000**

A thriving Mt Atkinson neighbourhood provides the perfect setting for this modern 4BR home that's set to impress with its free-flowing design, long list of quality features and impeccable presentation from beginning to end. Nothing to do but simply unpack and enjoy, the home's serene interior boasts a master bedroom with WIR and its own private ensuite, as well as 3 additional bedrooms (all with BIRs) and stylish main bathroom. Further emphasizing its family credentials is the inclusion of a dedicated study alcove and light-filled open living/dining area adjoined by a sleek stone-bench kitchen with large walk-in pantry, stainless-steel cooking appliances (900mm) and dishwasher. Along with ducted heating and evaporative cooling for year-round comfort, this exceptional home also includes quality double blinds, efficient LED downlights and solar/gas hot water service. Completing the picture is an alfresco entertaining area and private north-facing backyard, plus the added advantage of a remote-control double garage with internal entry. Moments from the popular Grizzly Bear Park Playground, it's also close to Mount Atkinson Children's & Community Centre, as well as easy access to the Western Freeway and Ravenhall Station. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.