

22 Roccella Avenue, Truganina, Vic 3029



House For Sale

Tuesday, 25 June 2024

22 Roccella Avenue, Truganina, Vic 3029

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Rajesh Kumar
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\$640,000 - \$660,000

Ray White proudly presents 22 Roccella Avenue, Truganina within the prestigious Olivia estate. This beautiful designed home has several key benefits and stylish features, designed to enhance family living with 4 bedrooms, 2 bathrooms, and 2 parking spaces. The home includes a spacious master bedroom with a walk-in robe and ensuite, two additional bedrooms with built-in robes, and a large open-plan living area, which is North facing at the rear, providing ample natural light. The gourmet kitchen comes with a walk-in pantry and 900mm Westinghouse stainless steel appliances. Other features include land size of 312.5m², a dedicated home theatre or 4th bedroom, a double garage and matte black tapware with white finishings. Premium property inclusions are listed below: Premium Property Features: • Master with a walk-in robe • Theatre room with double doors can be used as a 4th bedroom • Flooring: Timber laminate flooring, Carpet and Tiles to the entire dwelling • Ducting heating with split system cooling • Roller Blinds and flyscreens to entire dwelling • Render façade with exposed aggregate driveway • Front and rear landscaping • Remote controlled double garage • Westinghouse 900mm wide stainless steel cooktop, slide out rangehood and oven • Overhead cupboards to kitchen and fridge • 20mm Caesarstone benchtop to the Kitchen, bathroom and ensuite • Downlights to entire dwelling • Double bowl undermount kitchen sink • Capped cold water point to the fridge cavity • Laminate under bench cupboards including laminate benchtop and 45 Litre built in Laundry trough to laundry • Soft close doors and draws to entire dwelling • 2550mm ceilings heights • Tiled shower base in both ensuite and main bathroom • Toilet roll holders and shower rails to both wet areas • Tiled kitchen splashback

The block of land is located within Olivia Estate in Truganina, where contemporary living meets community charm. Situated just 28 km from Melbourne's CBD, this prime location offers seamless access to major roads, public transport, and essential amenities. Nestled in a vibrant community with parks, playgrounds, and a future town centre brimming with shops and cafes. Key details regarding the location are listed below: Location, Amenities, Education and Infrastructure: • Directly opposite main community park and playgrounds within stage 1 of Olivia Estate • Olivia Estate is the neighbouring estate to Stockland's Grandview Estate and Mt Atkinson Estate • Approx. 2km away from future Westfield Shopping Centre and proposed train station • Approx. 28 km from the CBD • Easy access to major roads and freeways, including the Princes Freeway and Western Ring Road • Close proximity to public transport options, including Tarneit and Williams Landing train stations • Nearby shopping centres like Tarneit Central Shopping Centre and Pacific Werribee • Planned community sports reserve with the estate • Walking and cycling paths promoting an active and healthy lifestyle • Close to a variety of educational facilities, including primary and secondary schools • Nearby childcare centres and kindergartens, making it ideal for families with young children

This home within Truganina offers a balanced lifestyle with its prime location, premium inclusions, excellent amenities and strong community focus. It's an ideal choice for families, professionals, and investors looking for a modern, convenient, and vibrant place to call home. Ray White Tarneit exclusively welcomes you and looks forward to meeting you at our open homes. This property is a rare offering and is sure to please, so call Rajesh today on 0433 240 392 or Nikunj on 0493 243 905 before it's gone! Ray White Tarneit exclusively welcomes you and looks forward to meeting you at the open homes. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>