

**7 Citation Street, Truganina, Vic 3029**



**Sold House**

Thursday, 22 February 2024

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**Bedrooms: 4**

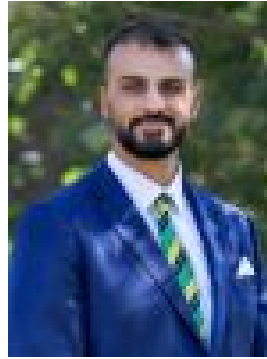
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vik Monga



Shaurya Kappor  
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**\$650,000**

Introducing 7 Citation Street, Truganina, proudly presented by Reliance Werribee. Nestled within the inviting Arndell Estate, this luminous family abode boasts four generously sized bedrooms, an airy open-plan layout, a contemporary kitchen with modern appliances, a low-maintenance backyard, making it an ideal sanctuary for both families and astute investors alike. Conveniently situated, residents can relish easy access to picturesque parks and recreational areas such as Arndell Park Reserve and Skeleton Creek, along with a plethora of top-tier schools, shopping destinations, dining options, and public transport facilities. Stepping into this meticulously designed and cared-for home, you're greeted by a well-kept front yard and a stylish brick facade. Inside, a harmonious blend of pristine tiling and plush carpeting sets the stage for a welcoming atmosphere in the open-plan meals/kitchen/family area, complemented by a dedicated sitting space for added versatility. The four carpeted bedrooms are adorned with built-in robes, while the master suite boasts a spacious walk-in robe and an ensuite for added privacy. A serene main bathroom features a generous shower, a relaxing bathtub, and a tidy vanity with ample storage. The naturally illuminated kitchen is outfitted with quality stainless-steel appliances, including a dishwasher, oven, and gas cooktop, along with a roomy island benchtop/breakfast bar and ample storage options. Outside, the fully fenced, low-maintenance backyard offers a charming retreat with its established garden and space for a cozy alfresco setting. Noteworthy features of this approximately 492m<sup>2</sup> property include ducted heating, a separate internal laundry, a single remote garage with internal access, and additional driveway parking space. Residents of the esteemed Arndell Estate enjoy the full benefits of a master-planned community, fostering a family-friendly, active lifestyle. With pristine parks, reserves, and waterways offering a variety of walking tracks and bike trails, coupled with access to esteemed educational institutions like zoned Hoppers Crossing Secondary College and Bellbridge Primary School, as well as superior childcare facilities, the area ensures a well-rounded living experience. Furthermore, local amenities are easily accessible, with Pacific Werribee and Wyndham Village shopping centres in close proximity, along with Williams Landing and Aircraft train stations and established bus routes just a short distance away. Please Call Vik Monga for more information on 0420 451 995 (Note: All dimensions provided are approximate. Information given is for general purposes only and does not constitute any representation on behalf of the vendor or agent. School zoning is based on data from [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 29/11/2023 and is subject to change.)