

**36 Ararat Street, Truganina, VIC, 3029**



**Land For Sale**

Friday, 30 August 2024

36 Ararat Street, Truganina, VIC, 3029

Type: Land



Dhaval Mehta

0430544155

## **Titled Land for sale**

Ray White Truganina present this perfect TITLED block in the popular Grandview Estate in Truganina in the western corridor. This block is most suitable for first home buyers and investors to build their dream home. This Estate is developed by Stockland, they know how to develop & create an amazing master planned community that maximizes liveability for their residents.

Residents of all ages will love the active, outdoor lifestyle on offer at Grandview. From playtime in the new future prehistoric-themed park, to a game of soccer at the upcoming sports field. Enjoy a nice stroll around the community with nice nature views, Grandview has a wide range of activities to keep the active lifestyle

Grandview is located close to seven established schools and several early learning centres to nurture to growing community. Proposed plans are also in place for a new government primary school in the heart of the community and within easy walking distance to future homes in the Estate. The nearby Caroline Springs Library provides lifelong learning and community activity options.

Everyday shopping will be right on the doorstep for Grandview residents with plans for a local convenience centre across the road from the future school and community centre.

A new Town Centre planned for Truganina will also be close to hand while Caroline Springs Square Shopping Centre is also a short drive away with a brand new Woolworths, Target and dozens of other stores.

Rockbank train station and local bus routes only 5 minutes away. A new proposed train station off the Ballarat commuter rail line would be just 3km from the community. The Western Freeway is 3km from Grandview and residents will also benefit from the proposed Outer Metropolitan Ring Road.

Grandview is located in the heart of Melbourne's fast-growing western corridor only .

28km to 30km from the CBD and to the Melbourne Airport. The 260-hectare Melbourne Business Park will be only 3km from Grandview Estate and provide a new commercial and employment hub for the region, giving residents the opportunity to live, work and play in Truganina.

**DISCLAIMER:** All stated dimensions are approximates 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>