

# Lot 30741 Messara Walk (Mt Atkinson Estate), Truganina, Vic 3029

## Townhouse For Sale

Wednesday, 24 April 2024

Lot 30741 Messara Walk (Mt Atkinson Estate), Truganina, Vic 3029

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 160 m2

Type: Townhouse



Saurabh Kapoor  
0430393905

## **\$464,900^ Including First Home Owners Grant**

Starting out, or starting over? Proving that compact does not mean small, this home is above all a value-for-money and light-filled design with a superb Master suite on the ground floor and a second bedroom on the upper floor, with bathroom and separate study area. Upstairs you'll find a spacious galley-style kitchen and roomy meals and living, along with a substantial balcony to enjoy the view. With a single car garage and workshop storage space, it will prove perfect for singles, couples and small families. Key Features:- Private Balcony- Study- Garage Workshop- Fixed Site Costs (no more to pay) - Landscaping to Front Yard- LED Downlights Choose a Better Life at Mt Atkinson\* Stay connected with access to the Western Freeway, the proposed Metropolitan Ring Road, and Rockbank station, just 4.9km away.\* Located in Truganina just 25km from Melbourne's CBD, Mt. Atkinson will have everything you need to live a connected and convenient life.\* The new Westfield Town Centre will provide everything from daily fashion to dining and entertainment.\* Mt Atkinson includes a network of walking and cycling paths connecting playgrounds and sporting facilities.\* Located within the broader Mt. Atkinson precinct, Melbourne Business Park™ is a 260-hectare industrial estate with direct transport links to key roads, rail, airport and port infrastructure.\* Artist impression. Kitchen pendant lighting and sheer curtains are not included. ^Eligible first home buyers. See <https://www.sro.vic.gov.au> for eligibility criteria. Townhome price is based on specified home façade and floorplan in estate location. For full details, speak to a Metricon New Home Advisor. Packages valid until sold out. Newfield Real Estate Pty Ltd CAN 159 312 722, License number 028051L. VIC Builders License: CDB-U 52967. A rebate of \$10,000 (including GST) applies residential lots at Stockland's Mt Atkinson residential community and is subject to Stockland terms and conditions. For full T's and C's please visit <https://www.stockland.com.au/residential/vic/sale-terms>. Not in conjunction with any other offer and is only applicable on Townliving by Metricon townhomes at Mt Atkinson S307. For Mt Atkinson Estate Stage 307 Stockland is only responsible for the sale and provision of land and is not liable with regard to the construction of the home.