

# Lot 5006, HOWELL CRESCENT, Truganina, Vic 3029



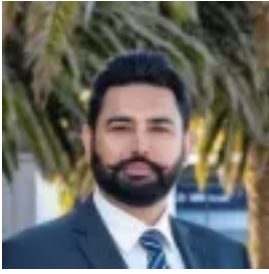
## Sold Residential Land

Thursday, 10 August 2023

Lot 5006, HOWELL CRESCENT, Truganina, Vic 3029

Area: 377 m2

Type: Residential Land



Goldy Ghuman  
0415380089



Gurpreet Kaur  
0433165647

**\$385,000**

The impeccable duo Gurpreet Kaur & Goldy Ghuman from Legacy Realtors proudly presents this dream homeland for First home buyers, Investors or builders who want to reap the rewards from this awesome parcel of land in well know Westbrook Estate of Truganina. This approximately 377square meter (approx.) land offers an incredible opportunity for those seeking to build their dream home in a fantastic location. Proximity to essential amenities, as well as its 25-minute drive to Melbourne CBD, this property presents an ideal lifestyle for families, professionals, and investors alike. Situated in a tranquil and family-friendly neighborhood, Close amenities including but not limited to: Truganina P9 college, Westbourne Grammar, walking distance to Tarneit train station, Bunnings, Tarneit Central shopping centre, Wyndham Village shopping centre, Werribee pacific. So many enriched shops, restaurants, renowned schools and much more. This block speaks for itself, in regular lot with sufficient sunlight If you would like to wake up in the relaxing morning by hearing birds singing and sniffing natural garden's fragrance, this is the personal domain who cannot be missed out. Surrounded by prettier streetscapes with the green land, your family home awaits your close embrace. By owning this unique territory, not only you will realize your dream home, but also enjoy all local amenities and countless benefits.

\*Kids Benefits Many public parks including the planned ones by the estate will provide fun and bonds to the kids. • Walking distance to Tarneit train station • Walking distance to public and private schools • 2 mins Drive to Tarneit Central Shopping Centre • Plenty of local shops, restaurants, medicals and much more Childcare: • Samara Avenue Early Learning • Little learners Day care Centre • Grow n learn Childcare Schools: • Truganina P-9 School • St. Clare's Catholic Primary School • Westbourne Grammar School • Garrang Wilam Primary School Shopping Centres: • Tarneit Central Shopping Centre • Wyndham Village Shopping Centre • Williams Landing Shopping Centre • Point Cook Town Centre • Pacific Werribee Shopping Centre Health/medical • Wyndham Medical Centre • St. Vincents Hospital • Werribee Mercy Hospital Come and build your Dream home at Howell Cres Truganina which is one of the finest estates in Truganina. This is truly once in a blue moon opportunity that you have been looking for. Please call Goldy Ghuman on 0415 380 089 or Gurpreet Kaur on 0433 165 647. Please see the link below for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.