

**9 Pennyroyal Avenue, Truganina, VIC, 3029**



**Townhouse For Sale**

Friday, 16 August 2024

9 Pennyroyal Avenue, Truganina, VIC, 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Kevin Fan

## Discover Stylish Living at Talia Townhouses

Welcome to Talia Townhouses, where contemporary comfort seamlessly blends with vibrant community living. Just 25 km from Melbourne CBD, nestled in the lively Allura estate, this stylish 4-bedroom townhouse provides the perfect mix of city convenience and suburban tranquility.

Built in 2018, this home is crafted for both elegance and practicality. Its north-facing layout ensures the living area and two of the bedrooms are bathed in natural light, creating a warm and inviting ambiance.

Step inside to discover a spacious living area featuring high ceilings and chic laminate timber-look flooring, ideal for relaxation and entertaining. The north-facing backyard offers a delightful outdoor space to enjoy sunny days.

The kitchen stands out with its upgraded SMEG appliances, including a sleek stove and efficient rangehood, paired with a sophisticated reconstituted stone benchtop. An upgraded instant hot water system adds a touch of luxury and convenience to your daily routine.

Location is key, a bus stop is just steps away, ensuring effortless access to public transportation. Right outside your door, a well-equipped park awaits for various recreational activities. Additionally, a picturesque river and scenic walking path are at your doorstep, perfect for jogging or leisurely strolls.

Split system cooling provides year-round comfort, while ample storage solutions keep your home organized and clutter-free.

A unique feature is the charming study nook with a skylight, offering a serene, naturally-lit space for work or creative endeavors.

With nearby shops, schools, medical centres, and community services, this home provides the ultimate blend of convenience and comfort.

Call Kevin at 0491 606 640 to schedule your inspection today.

Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements in this document. Prospective purchasers should make their own inquiries to verify the information contained in this document. Purchasers should make their own inquiries and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>