

## Truganina, 117 Talliver Terrace

Stylish Family Sanctuary in a Prime Truganina Location!  
APPLICATIONS NOW OPEN

### The Property

Welcome to 117 Talliver Terrace, Truganina-a meticulously crafted four-bedroom, two-bathroom home nestled in one of Truganina's most sought-after neighbourhoods, this residence combines comfort, convenience, and long-term investment potential. Perfectly positioned within walking distance to Truganina P-9 College and two beautiful parks, and just a short drive to Westbourne Grammar School, Wyndham Village Shopping Centre, lush green spaces, and public transport options, this home makes everyday living effortless.

### The Point of Difference

- The main bedroom offers a private retreat with a spacious walk-in robe and an ensuite bathroom designed for ultimate relaxation.
- The gourmet kitchen features sleek 900mm stainless steel appliances, including an oven,



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**For Lease**  
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cooktop, and dishwasher. It also offers a walk-in pantry, overhead cupboards, and ample bench space perfect for preparing family meals or entertaining guests.

- The open plan living and dining area is bathed in natural light, creating a welcoming atmosphere for family gatherings and entertaining guests. Additionally, a separate rumpus room provides extra space for relaxation or play.
- Step outside to a spacious backyard featuring a large pergola, ideal for dining and outdoor entertaining. The fully enclosed yard offers privacy and security for children and pets.
- The low-maintenance backyard is complemented by established landscaping, providing a serene environment for outdoor activities and relaxation.
- Additional features include a double lock-up garage with internal access, ducted heating, evaporative cooling, and an alarm system, ensuring year-round comfort and security.

The Point of Interest

This property is zoned for Truganina P-9 College and Tarneit Senior College, providing excellent educational options for families. The location offers easy access to nearby parks, shopping centres, and public transport, enhancing daily convenience.

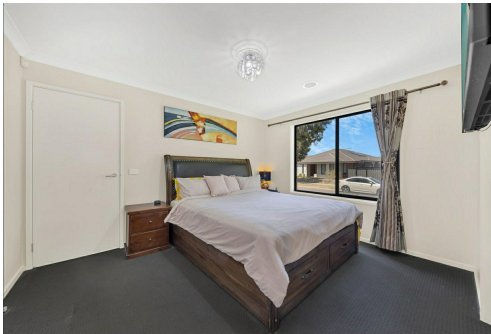
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 14/05/2025 Identification is required on entry to all private and public inspections.

More About this Property

Property ID	2GHAHGH
Property Type	House

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