



Truganina, 46 Tylden Way

Modern Living in Prime Allura Location! APPLICATIONS NOW OPEN

The property

LJ Hooker Property Point presents 46 Tylden Way, Truganina-a contemporary four-bedroom, two-bathroom home nestled in the sought-after Allura Estate. Designed for modern family living, this residence boasts a spacious open-plan layout, a well-appointed kitchen, and a double garage. Ideally located directly opposite the estate park, it offers convenient access to walking tracks, local schools, and is just an 8-minute drive to Williams Landing train station and shopping centre.

The Point of Difference

- The main bedroom suite is a private retreat, featuring a walk-in robe and a modern ensuite, while the additional three bedrooms are generously sized with built-in mirrored robes, ensuring ample storage and comfort.
- The kitchen serves as the heart of the home, equipped with high-quality stainless steel



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 

2 

2 

For Lease
Please Call

View
ljhooker.com.au/2GGQGHG

Contact
Dema Haddad
0487 555 700
dema.haddad@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

appliances, including a 900mm stove cooktop, oven, and dishwasher. A walk-in pantry offers ample storage, and the central island bench doubles as a casual dining area, perfect for meal preparation and entertaining.

- The open-plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere. A separate formal lounge provides additional space for relaxation or entertainment, ensuring versatility to suit various lifestyle needs.
- Step outside to a covered alfresco area, ideal for outdoor dining and entertaining. The low-maintenance backyard offers a blank canvas for gardening enthusiasts or additional leisure activities.
- The property boasts a double garage with remote control and internal access, providing secure parking and additional storage options. Central heating and evaporative cooling ensure year-round comfort, while quality fixtures and finishes add to the home's appeal.

The Point of Interest

Situated in the thriving Allura Estate, 46 Tylden Way offers unparalleled convenience. Residents are within close proximity to Dohertys Creek P-9 College and Tarneit Senior College, both of which are accessible through the Victorian Government's Find My School portal. The area is well-serviced by public transport options, including nearby train stations and bus routes, facilitating easy commuting. Local shopping centres, recreational parks, and community facilities further enhance the lifestyle on offer, making this location ideal for families seeking a balanced and connected community.[Property.com.au](https://www.property.com.au)

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 as of 06/05/2025. Identification is required on entry to all private and public inspections.

More About this Property

| | |
|---------------|---------|
| Property ID | 2GGQHGH |
| Property Type | House |

Dema Haddad 0487 555 700
Business Development Manager | dema.haddad@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080
Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook@ljhooker.com.au | pointcook@ljhooker.com.au



LJ Hooker Point Cook
(03) 9975 7080

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.