



2/33 Memphis Drive, Truganina

Modern Living Meets Everyday Convenience! APPLICATIONS NOW OPEN

The Property

Welcome to 2/33 Memphis Drive, Truganina, a beautifully designed family home offering a perfect blend of comfort, style and functionality. Set within a highly convenient pocket of Truganina, the home provides easy access to schools, childcare, parks, public transport, shopping and a diverse selection of dining options, creating an enviable lifestyle with everything you need close at hand.

The Point of Difference

- The versatile floorplan showcases spacious open plan living, dining and kitchen areas, enhanced by tiled flooring and an abundance of natural light flowing through large windows and sliding glass doors. The seamless layout provides an inviting space for everyday family living and entertaining.
- Three generously sized bedrooms feature comfortable carpeting and built in robes, with the master suite offering an added sense of luxury through its private ensuite and spacious walk-in robe. The remaining bedrooms are serviced by a modern central bathroom.
- The contemporary kitchen is bright, functional and well-appointed

3 2 1

FOR RENT

\$490 Per Week

VIEW

Thu 29th Oct @ 1:30PM - 1:40PM

AGENTS

Dema Haddad
03 9975 7089
dema.haddad@ljhooker.com.au

Jackson Caine
0451 145 598
leasing1.propertypoint@ljhooker.com.au

AGENCY

LJ Hooker Point Cook
(03) 9975 7080

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.



with quality appliances including a dishwasher, oven, cooktop and rangehood. Ample cabinetry, drawers and preparation space provide excellent functionality for everyday cooking and entertaining.

- A separate study provides a dedicated and peaceful space for students, professionals or those working from home, offering flexibility to suit a variety of modern lifestyles.
- The low maintenance landscaped backyard is fully fenced and provides an ideal outdoor setting for family gatherings, casual entertaining or simply relaxing in the sunshine. The secure space also offers plenty of room for children to play and enjoy the outdoors.
- Further features include a single garage, spacious driveway with additional off street parking, landscaped front gardens, ducted heating and stylish downlights throughout, ensuring comfort and convenience all year round.

The Point of Interest

Situated in a family friendly pocket of Truganina, approximately 21kms from Melbourne CBD, 2/33 Memphis Drive provides an excellent balance of suburban tranquillity and everyday convenience. The surrounding area is renowned for its extensive waterways, parks, reserves and walking trails, offering plenty of opportunities for outdoor recreation, exercise and family picnics. Residents can enjoy easy access to nearby destinations including Derrimut Grassland Reserve, Laurie Emmins Reserve and Sunshine Golf Club, providing a range of options for recreation and leisure. Families are well catered for with a selection of reputable schools nearby, including Westbourne Grammar School, Truganina P 9 College, Garang Wilam Primary School and Doherty's Creek P 9 College. Day care centres and local amenities further add to the convenience of this desirable location.

Note: All stated dimensions are approximate only. Particulars provided are for general information purposes only and do not constitute any representation on the part of the vendor or agent. School zoning information should be independently verified through the relevant authority, as school zones are subject to change. Identification is required upon entry to all private and public inspections.

MORE DETAILS

Property ID 2K5FHGH
Property Type House

Dema Haddad 03 9975 7089

Business Development Manager | dema.haddad@ljhooker.com.au

Jackson Caine 0451 145 598

Leasing Manager | leasing1.propertypoint@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

