

Truganina, 11 Custodian Way

A Beautifully Designed Home in the Heart of a Thriving Location

The Property

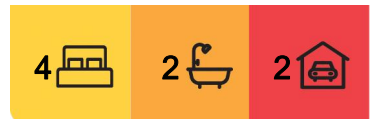
LJ Hooker Property Point proudly presents 11 Custodian Way, Truganina. Beautifully designed with remarkable living spaces, this family home seamlessly combines modern style, comfort, and convenience, perfectly situated in the highly desirable Evergreen Estate. Boasting four spacious bedrooms, two stylish bathrooms, and a double car garage, this home offers plenty of room for a growing family to thrive. With its welcoming layout and prime location, this home is ideal for those seeking both tranquility and easy access to everything the area has to offer.

The Point of Difference

- The expansive open plan living and dining areas exude natural light, creating a bright and inviting atmosphere that flows effortlessly, complemented by elegant, tiled flooring, perfect for both everyday living and entertaining.



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.



For Sale
\$660,000 - \$710,000

View
ljhooker.com.au/2FQGHGH

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- The sleek modern kitchen features a tiled splashback, premium stainless-steel appliances, including a dishwasher, a spacious stone island bench, ample storage options, and a built-in pantry.
- Four spacious bedrooms, including a luxurious master suite with a walk-in robe and a beautifully appointed ensuite. The remaining bedrooms are each fitted with built-in robes, offering ample storage.
- The open plan design effortlessly extends to an inviting alfresco, overlooking a spacious, low-maintenance backyard, where you can craft your own outdoor sanctuary.
- Additional features include a double car garage with internal access, ducted heating, split system cooling, separate laundry with linen storage and high ceilings.

The Point of Interest

Nestled in the sought-after Evergreen Estate, this property offers a supreme location, with easy access to Wyndham Village and Williams Landing Shopping Centres, Westbourne Sports and Aquatic Centre, and the exclusive Wyndham Waters Leisure Centre. Within the catchment for Dohertys Creek P-9 College and Westbourne Grammar School, and just minutes from local shops, schools, and public transport, it provides the perfect blend of convenience and lifestyle.

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 is on www.findmyschool.vic.gov.au as of 03/12/24.

More About this Property

Property ID	2FQGHGH
Property Type	House
Land Area	469 m2
Including	Ensuite Ducted Heating

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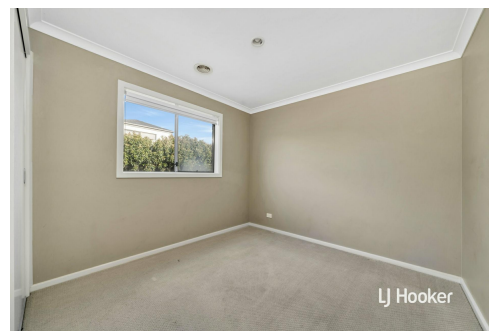
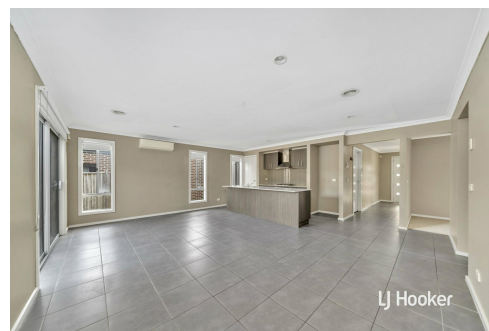
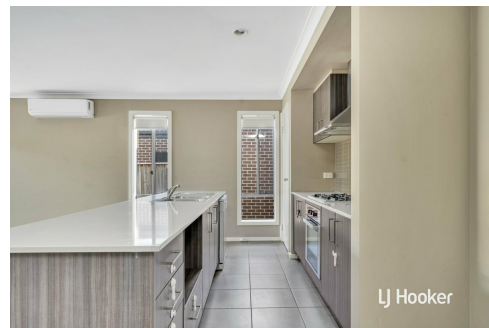
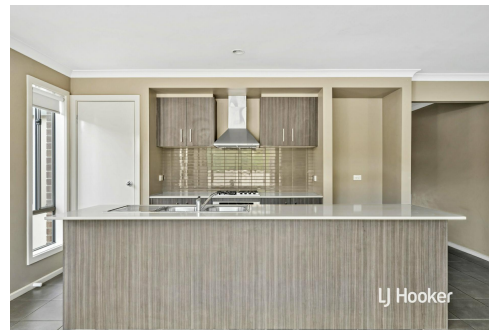
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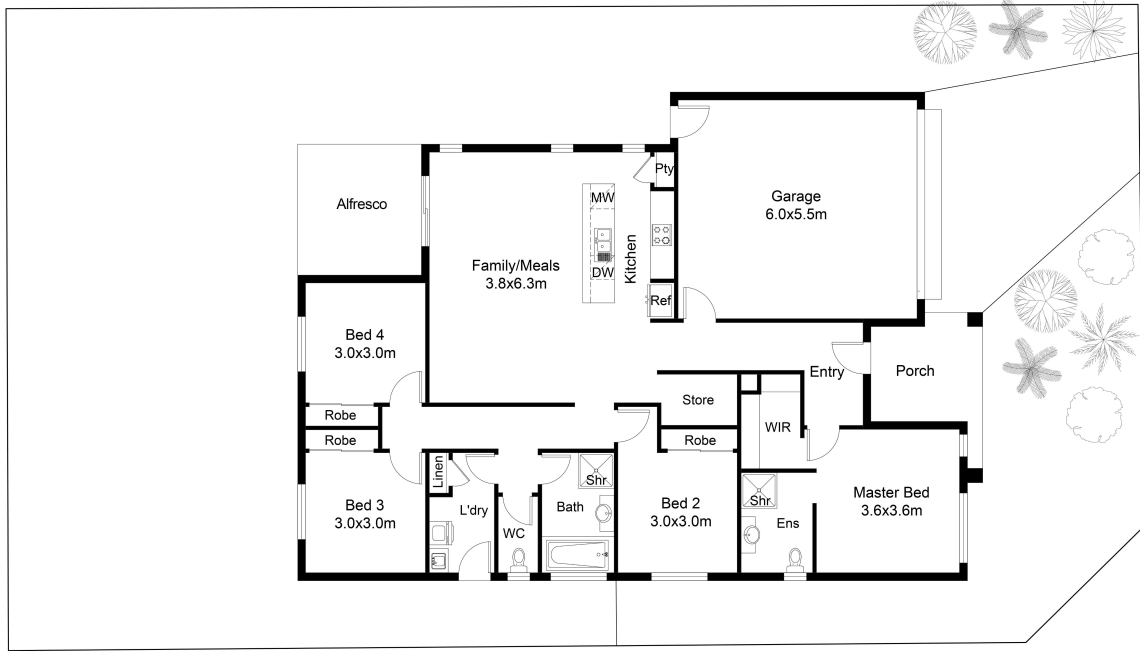
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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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