



11 Tannum Circuit, Truganina

MODERN FAMILY LIVING OPPOSITE THE SCHOOL - ENERGY EFFICIENT & MOVE-IN READY!

LJ Hooker Bacchus Marsh proudly presents this beautifully maintained family home, perfectly positioned in the highly sought-after Elements Estate, Truganina. Situated directly opposite Warreen Primary School, walking distance to Truganina Central shopping centre and surrounded by parks, wetlands, playgrounds and walking trails, this near-new residence offers the ideal combination of convenience, comfort and contemporary style.

Designed for modern family living, this impressive home boasts a practical floorplan, quality finishes, and thoughtful upgrades throughout. Adding even greater value is the 6.4kW solar panel system, helping to reduce energy costs, along with three split-system air conditioners strategically positioned throughout the home to provide year-round comfort.

Property Features:

- Spacious master bedroom with walk-in robe and private ensuite

3 2 2

FOR SALE

\$589,000 - \$619,000

VIEW

Sat 26th Sep @ 12:30PM - 1:00PM

AGENTS

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AGENCY

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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.



- Two additional bedrooms with built-in robes
- Separate formal lounge
- Open-plan family and dining area
- Modern kitchen with premium 20mm stone benchtops
- Quality 600mm stainless steel appliances
- Ducted heating throughout
- Three split-system air conditioners for year-round comfort
- 6.4kW solar panel system for improved energy efficiency and lower electricity bills
- Downlights throughout the living and common areas
- Premium fixtures and fittings throughout
- Remote-controlled single garage with rear access
- Landscaped, low-maintenance front and rear gardens

Outstanding Location:

- Directly opposite Warreen Primary School
- Walking distance to parks, wetlands, playgrounds and picnic areas
- Access to future cycling and walking trails
- Walking distance to Truganina Central Shopping Centre
- Close to Truganina Railway Station and major road networks

Outside, enjoy beautifully landscaped, low-maintenance gardens, allowing you to spend more time enjoying the nearby parks, schools and local amenities.

Whether you're a first home buyer, downsizer or investor, this outstanding property presents an exceptional opportunity to secure a quality home in one of Truganina's most convenient and family-friendly locations.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)
Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: 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.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RZRHUWU
Property Type	House
Including	Ensuite

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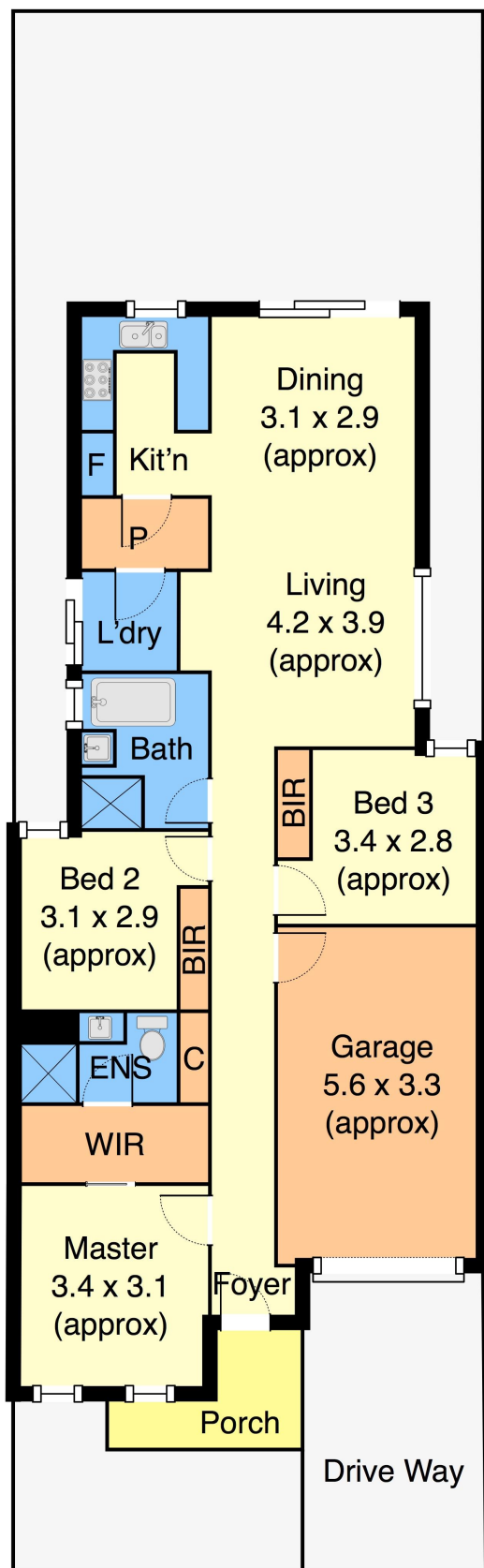
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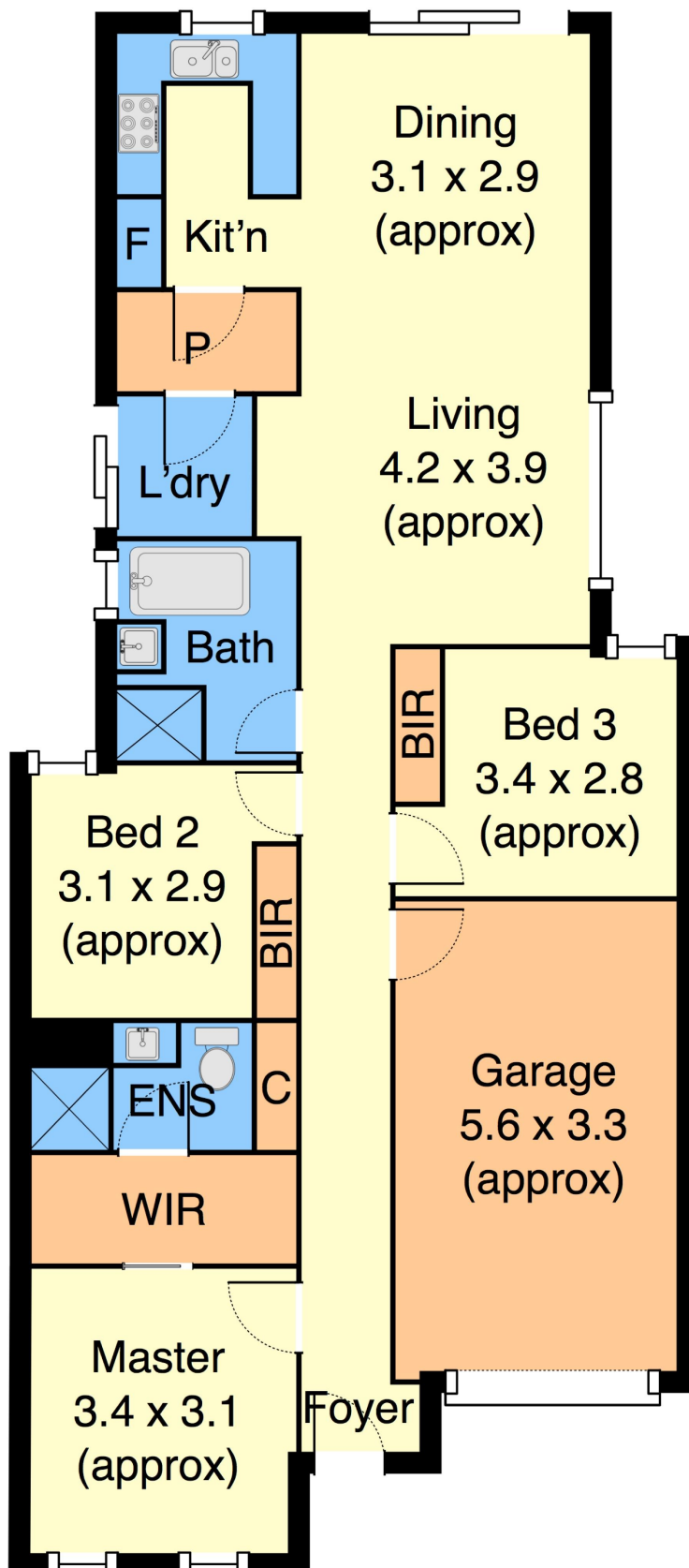
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11 Tannum Circuit, Truganina, VIC - 3029

*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.



Floor Plan

GI/1NPOL