



12 Aphrodite Drive, Truganina

A Remarkable Double-Storey Home of Space and Quality

The Property

Welcome to 12 Aphrodite Drive, Truganina. An exceptional double-storey home that showcases generous proportions, natural light, and a refined sense of comfort. Designed for family living, it features two spacious living areas, a study, and five well-sized bedrooms. The open and flowing layout enhances the home's inviting atmosphere, while neutral tones and quality finishes add warmth and character throughout. Ideally positioned in a family-focused pocket close to schools, shopping, and transport, this residence delivers the perfect combination of space, convenience, and everyday enjoyment.

The Point of Difference

- Two generous living zones designed for comfort and connection, including a welcoming front lounge and a private study/home office, complemented by a spacious open plan living and dining area filled with natural light, ideal for family gatherings and entertaining.
- A superb kitchen appointed with stone benchtops, premium stainless-steel appliances, a dishwasher, ample storage, and a breakfast bar adjoining the meals area.
- Five well-sized bedrooms positioned upstairs, including a spacious

5 2 2

FOR SALE

\$710,000 - \$750,000

VIEW

Sat 18th Jul @ 2:45PM - 3:15PM

AGENTS

Paul Caine
0421 551 051
paul.caine@ljhooker.com.au

Silvana Masalkovski
0448 846 629
silvana.masalkovski@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.



main suite with a walk-in robe and private ensuite. Bedroom four enjoys direct balcony access, while the remaining bedrooms feature built-in robes and easy access to a modern main bathroom.

- A fully fenced backyard nestled on an approximately 395m2 allotment, providing ample outdoor space and privacy for the whole family.
- Additional features include a separate laundry with storage, a downstairs powder room, plush carpet, downlights, ducted heating, a split-system unit in the lounge, NBN (FTTP) connection, a double remote-control garage with internal access.

The Point of Interest

Set within a well-established pocket of Truganina, this home offers exceptional convenience and a strong sense of community. Families will appreciate access to quality education institutions including Truganina P-9 College, Westbourne Grammar, and Al-Taqwa College, while Tarneit Central Shopping Centre and nearby retail hubs provide excellent shopping and dining options. Commuting is effortless with local bus routes linking to Tarneit and Williams Landing train stations, and easy freeway access to Melbourne's CBD. Surrounded by parks, walking trails, and playgrounds, this location delivers the ideal combination of comfort, connection, and family 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 on www.findmyschool.vic.gov.au as of 16/07/26.

MORE DETAILS

Property ID	2JV8HGH
Property Type	House
Land Area	395 m2

Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer |
paul.caine@ljhooker.com.au

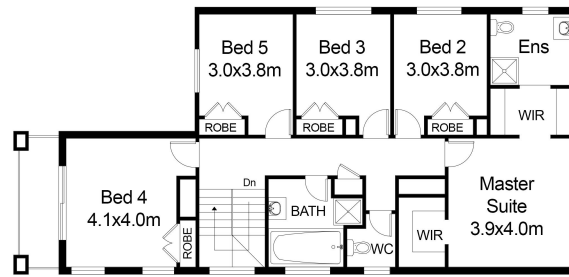
Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent |
silvana.masalkovski@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





The floor plan shows a large Driveway on the left. The main house layout includes a Garage (6.1x5.7m) at the top left, a Porch below it, and a Study (4.1x2.6m) to the right of the Porch. A central staircase labeled 'Up' is located between the Study and the Lounge. The Lounge (4.6x4.3m) is situated below the Study. To the right of the Lounge is a large open area divided into Dining and Living spaces. The Kitchen (4.4x8.0m) is at the top right, featuring a sink, stove, and refrigerator. A central hallway provides access to a Pdr (Pantry), L'Dry (Linen Dry), and a Pk (Pantry). A Clothesline is located outside the Kitchen area.

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.