



## Truganina, 19 Chartwell Avenue

Effortless Family Living - Two Lounge Rooms + Entertainers Deck

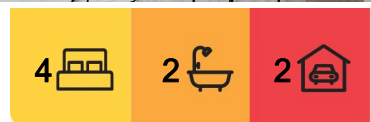
LJ Hooker Property Point proudly presents 19 Chartwell Avenue, Truganina. Welcoming first home buyers, downsizers and investors alike, this beautifully presented family home offers easy living just 25-kilometers from Melbourne CBD. Boasting two living zones, four bedrooms, two bathrooms and a private alfresco, this low maintenance residence is complete with a double garage and fully fenced grounds. Residents will enjoy convenient and well-connected living, with local shopping precincts, parklands, schools and childcare facilities within minutes.

-For effortless entertaining, this home includes two light-filled living spaces, including a formal lounge or media room and open plan family and meals zone with neutral paintwork and practical tiling flowing throughout.

-Stylish and modern, then kitchen caters to families with ease, boasting stone countertops, a central island bench and a breakfast bar. A walk-in pantry ensures ample storage, while



**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**  
\$700,000 - \$750,000

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[ljhooker.com.au/2FM1HGH](https://ljhooker.com.au/2FM1HGH)

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**LJ Hooker Point Cook**  
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stainless-steel appliances include a 900mm upright gas cooker, canopy rangehood and dishwasher.

-Accommodation begins with the well-appointed master bedroom, positioned at the front of the home and offering a walk-in-robe and luxurious ensuite with double vanities. Three additional bedrooms offer built-in robes and convenient access to the family bathroom, complete with a bathtub and separate toilet.

-Expertly constructed by Simonds Builders, this single-storey residence enjoys a 417sqm (approx.) corner block, its fully fenced grounds landscaped front and rear. A timber deck extends from the main living zones, providing the perfect setting for outdoor entertaining with family and friends.

-Additional appointments include a double remote-control garage with internal access, a separate laundry, linen storage, ducted heating, evaporative cooling, roller blinds and downlights throughout.

Nestled within a quiet and family-friendly neighbourhood, this property offers superb proximity to amenities including Wyndham Village Shopping Centre, Tarneit Central Shopping Centre and Lawrie Emmins Reserve. For students, this property is within catchment of Dohertys Creek P-9 College and Tarneit Senior Secondary College, with St Clare's Catholic Primary School and Westbourne Grammar School also nearby. Well-positioned for commuters, this property offers easy access to transport options including Williams Landing Station, Tarneit Station and the M1 Freeway.

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](http://www.findmyschool.vic.gov.au) as of 19/11/24.

## More About this Property

<b>Property ID</b>	2FM1HGH
<b>Property Type</b>	House
<b>Land Area</b>	417 m <sup>2</sup>
<b>Including</b>	Ensuite Ducted Heating Evaporative Cooling Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

**Paul Caine 0421 551 051**

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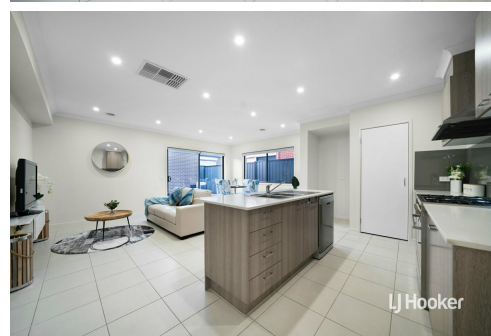
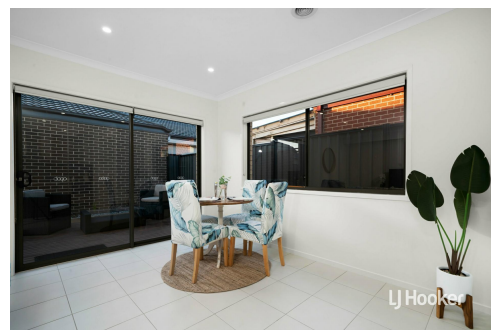
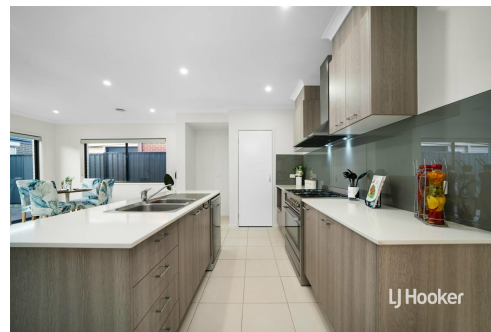
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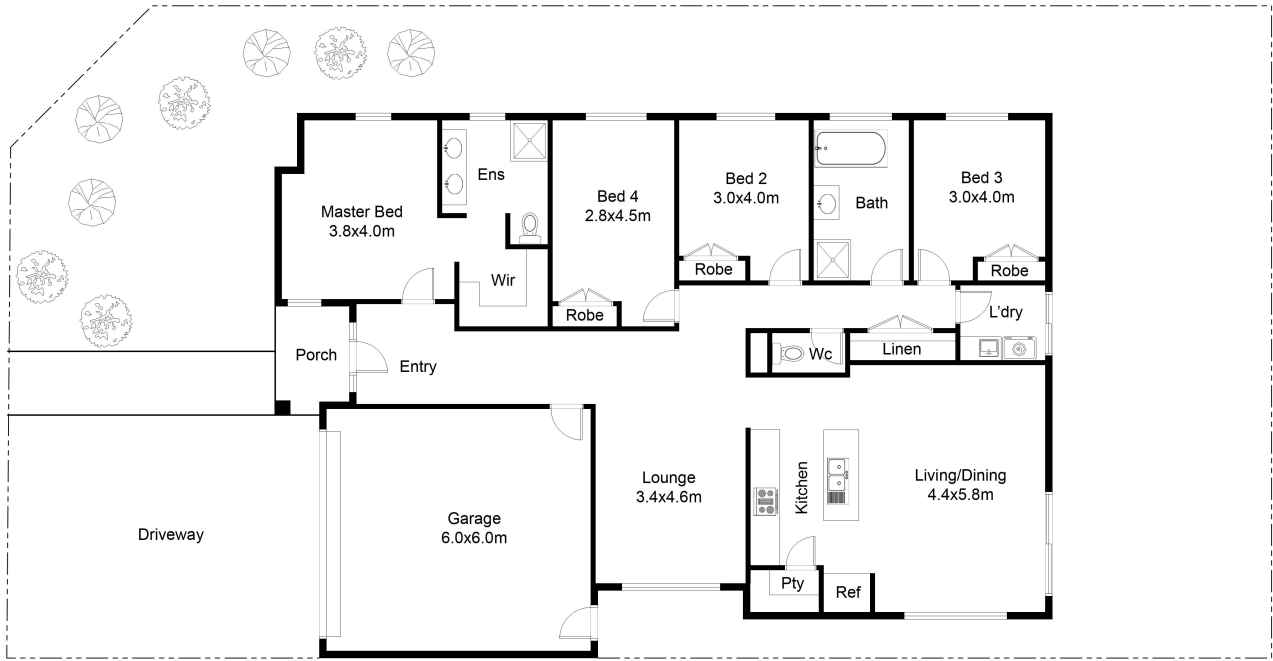
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FLOOR PLAN ON SITE

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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