

Truganina, 2 Citation Street

Ideal Family Oasis in Sought-After Arndell Estate - Schools, Parks, Public Transport & More in Easy Reach!

2 Citation Street

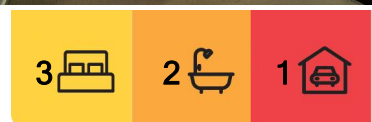
LJ Hooker Property Point presents 2 Citation Street, Truganina. Situated in the welcoming Arndell Estate, this light-filled family home is well-equipped with three spacious bedrooms, a beautiful open plan setting, modern kitchen and appliances, low maintenance courtyard, and more, making it the perfect space for families and savvy investors alike. Nearby, residents can appreciate easy access to beautiful parks and recreation reserves like Arndell Park Reserve and Skeleton Creek, plus an array of quality zoned schools, shopping centres, dining and retail opportunities, and public transport options.

The Point of Difference

- This well-designed and lovingly maintained residence offers a landscaped front yard and stylish brick anterior, then upon entering an open plan meals/kitchen/family space with a combination of pristine tiling and warm carpet underfoot welcomes residents and guests,



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
\$580,000 - \$620,000

View
ljhooker.com.au/2E93HGH

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- while a dedicated study/games nook/sitting area creates an additional shared zone.
- Three carpeted bedrooms all contain built-in robes with the spacious main offering a lovely walk-in robe and en suite for extra privacy.
 - Serene main bathroom is fitted with a spacious shower, relaxing bathtub and tidy vanity with cupboard storage below and a sparkling mirror above, while a separate toilet room offers convenience.
 - Naturally sunlit kitchen is equipped with quality stainless-steel appliances including dishwasher, oven and gas cooktop, roomy island benchtop/breakfast bar, as well as plenty of versatile storage spaces.
 - Fully fenced, low maintenance back courtyard is a lovely space to relax outdoors, offering lovely established garden beds, fold-down clothesline, and space for a neat alfresco setting.
 - Notable highlights of this 332m2 (approx.) property include ducted heating, security alarm system, separate internal laundry, single remote garage with internal access, and additional driveway parking space.

The Point of Interest

Residents of the sought-after Arndell Estate receive full access to the benefits of a master-planned community, allowing them to lead a family-friendly, active, and fulfilled lifestyle. Pristine parks, reserves and waterways offer a range of walking tracks and bike trails, while this area also boasts access to prominent educational institutions such as zoned Hoppers Crossing Secondary College and Bellbridge Primary School, as well as excellent childcare facilities. Additionally, local amenities are easily accessible, with Pacific Werribee and Wyndham Village shopping centres close by, plus Williams Landing and Aircraft train stations and established bus routes just a short walk or car ride from home.

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 29/11/2023 subject to change.

More About this Property

Property ID	2E93HGH
Property Type	House
Land Area	332 m ²
Including	Built-in-Robes

Paul Caine 0421 551 051

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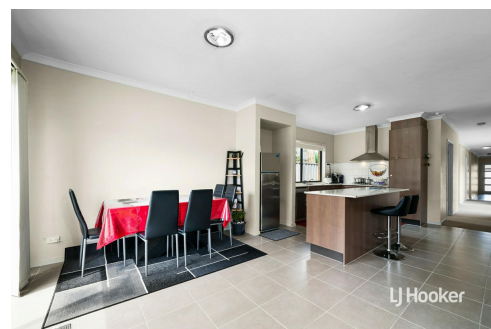
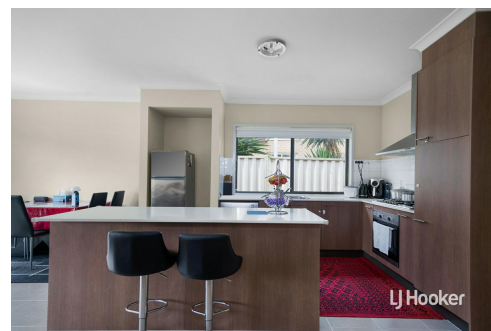
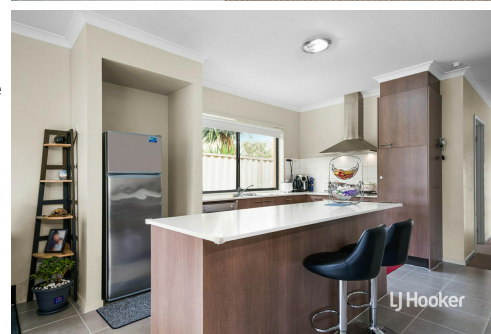
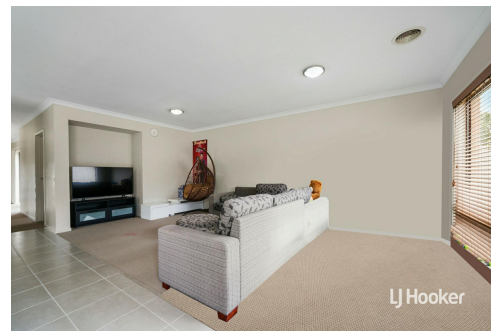
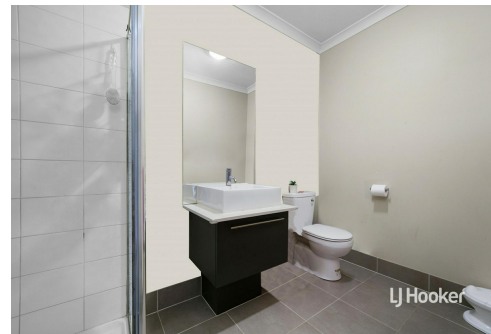
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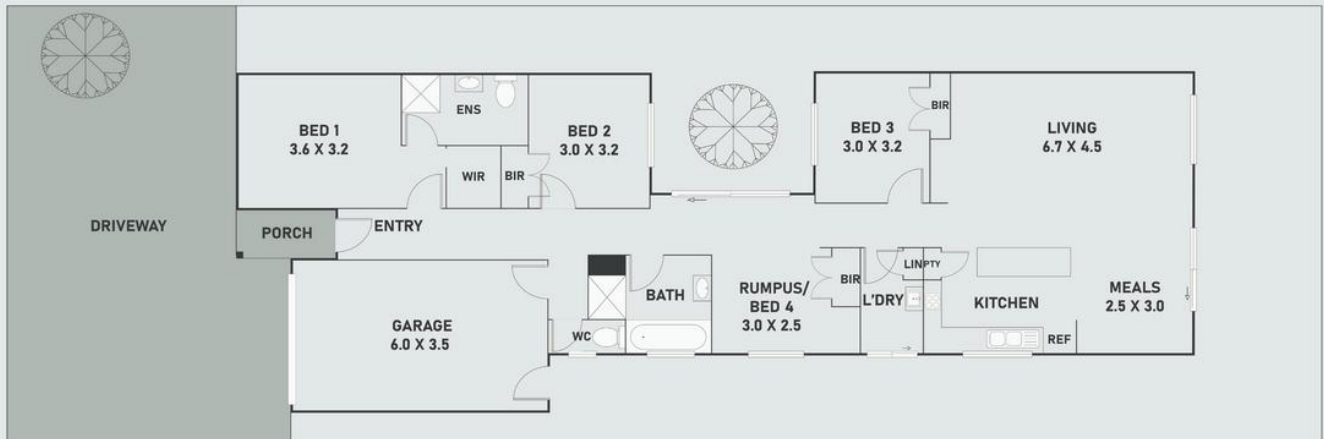
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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

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