



26 Bolivar Esplanade, Truganina

## Contemporary Family Living in the Heart of Allura Estate




Auction Location: On Site

### The Property

Welcome to 26 Bolivar Esplanade, Truganina. A wonderful opportunity to secure a home offering open plan living, three comfortable bedrooms and a double car garage, ideally suited to those seeking comfort, scope and future potential. With generous spaces and a layout that encourages you to add your own personal touch, this residence is perfectly suited to buyers who are ready to carry forward the improvements already started and bring their own vision to life. Offering everyday convenience and the flexibility to evolve with your lifestyle, this home provides a strong foundation for those looking to complete the remaining works and create something truly special within the sought-after Allura Estate.

### The Point of Difference

- A welcoming open plan living and dining zone enhanced by tiled flooring and natural light, offering a spacious and versatile setting perfect for relaxing, gathering and everyday enjoyment.
- Comprising three spacious bedrooms, including a main suite with a walk-in robe and ensuite, while the remaining bedrooms are

3  2  2 

### FOR SALE

\$520,000 - \$550,000

### AGENTS

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

Mary Jamal  
0451 145 598  
mary.jamal@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.



- fitted with built-in robes and share easy access to the main modern bathroom and a separate toilet for added convenience.
- A beautifully designed kitchen featuring abundant storage, excellent meal preparation space and feature splashback tiling, delivering a modern, well-connected environment ideal for creating enjoyable culinary experiences.
  - A low-maintenance, fully fenced backyard complete with a garden shed, offering a practical and secure outdoor retreat with minimal upkeep on a 423m2 (approx.) allotment.
  - Additional features include a double garage with internal access, ducted heating, split system cooling, a separate laundry, and high ceilings, combining style and functionality throughout the home.

#### The Point of Interest

Positioned within the thriving Allura Estate, this home enjoys a superb setting surrounded by established amenities, respected schools and a welcoming neighbourhood atmosphere. Walking paths, wetlands, community parks and local shopping options are all close by, with easy access to Williams Landing Train Station and major transport routes ensuring smooth day-to-day travel. The location offers a balanced blend of peaceful residential living and convenient proximity to essential services, childcare centres and recreational facilities. With scope to personalise and make the spaces your own, this residence presents an excellent opportunity within a well-established community set in an exceptional location close to everything you need.

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](http://www.findmyschool.vic.gov.au) as of 19/11/25.

#### MORE DETAILS

Property ID	2HK8HGH
Property Type	House
Land Area	423 m2

#### Paul Caine 0421 551 051

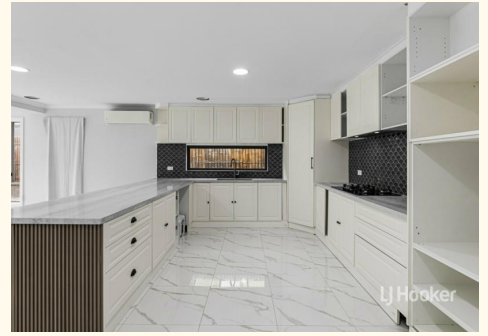
Director | Licensed Estate Agent | Auctioneer |  
paul.caine@ljhooker.com.au

#### Mary Jamal 0451 145 598

Sales Associate | mary.jamal@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





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.

