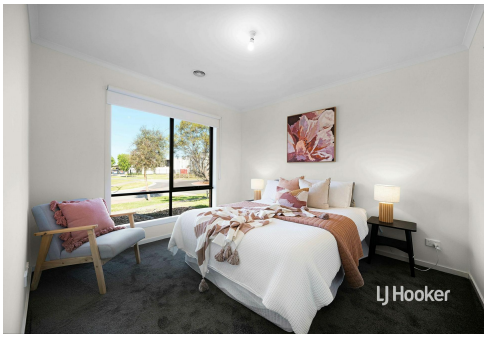
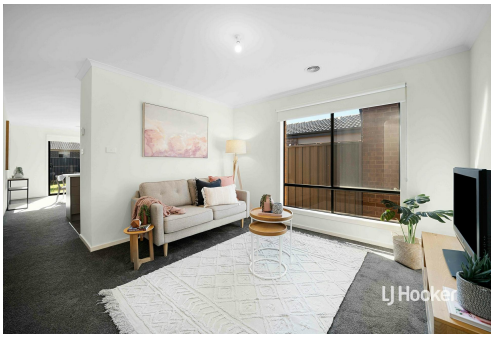








Truganina, 3 Kwila Drive

Superb Family Home Close to Everyday Conveniences

LJ Hooker Property Point proudly presents 3 Kwila Drive, Truganina. With Truganina P-9 College and Nido Early Learning School within walking distance, this low maintenance residence is the perfect choice for growing families. Boasting two living spaces, a stylish kitchen, three bedrooms, two bathrooms and secure parking for one vehicle, this well-presented home offers a lifestyle of ease, its family-friendly location just minutes from every amenity.

-With a versatile floorplan, this property includes two separate living spaces, with a formal lounge/media room and an open plan living and meals zone, with new carpets installed throughout.
-At the heart of the home, the stylish kitchen offers ample preparation space including a central island bench with breakfast bar. Storage includes overhead cabinetry and a double-door pantry, while stainless-steel appliances include a gas cooktop, under bench oven and rangehood.

3 2 1

For Sale
$510,000 - $560,000

View
ljhooker.com.au/2FD8HGH

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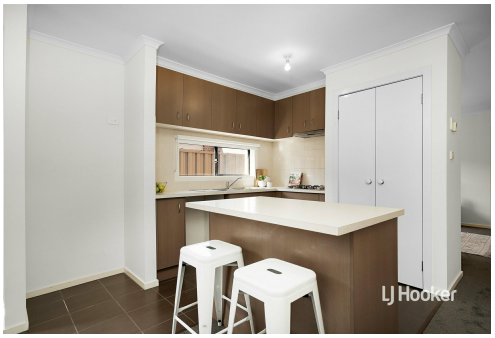
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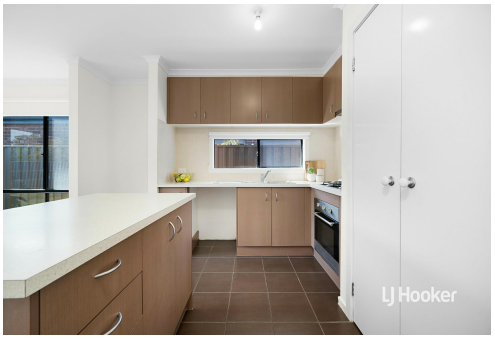
-Accommodation begins with the generous master suite, positioned at the front of the home and boasting a walk-in-robe and private ensuite. Two additional bedrooms offer built-in robes and share access to the family bathroom, complete with a bathtub and separate toilet.
-Constructed in 2011, this single-storey residence presents an attractive facade, with a brick exterior and dark-toned accents. The fully fenced grounds span a total of 344sqm (approx.) with low maintenance lawns front and rear.
-Additional appointments include a single remote-control garage with internal access, a separate laundry room, linen storage, ducted heating, quality roller blinds and insect screens throughout.

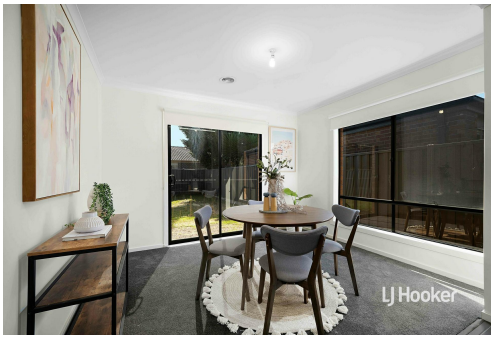
This property offers superb proximity to local attractions, with Clearwood Drive Reserve, Tarneit Central Shopping Centre and Wyndham Village Shopping Centre each within minutes. For students, this property is within catchment of Truganina P-9 College and Tarneit Senior College, with St Clare's Catholic Primary school and Greenfield Early Learning Centre also nearby. Positioned just 25 kilometers from Melbourne CBD, this property offers an easy weekday commute, with residents enjoying easy access to Werribee Station, Leakes Road and the M1 Freeway.

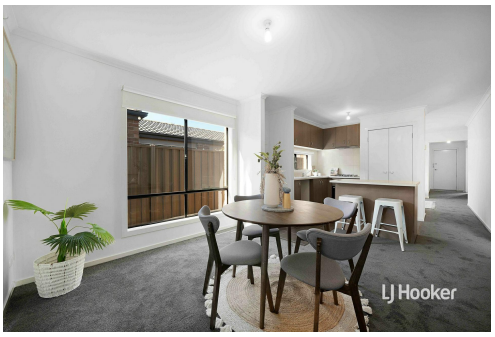
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based is on www.findmyschool.vic.gov.au as of 4/10/24.











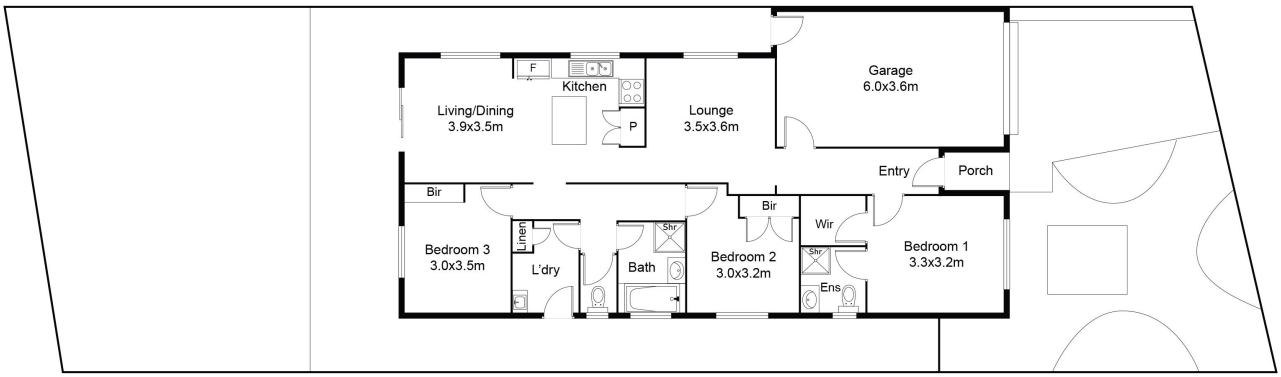
More About this Property

Property ID	2FD8HGH
Property Type	House
Land Area	343 m²

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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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