



Truganina, 4 Bratan Way

A Beautifully Designed Home in an Ideal Location

The Property

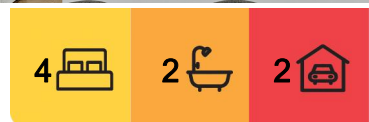
Welcome to 4 Bratan Way, Truganina. A truly exceptional home in one of the area's most sought-after locations. Situated in the prestigious Grandview Estate, this contemporary family residence is designed to offer both style and comfort. With four spacious bedrooms, two modern bathrooms, and an open plan living, and double car garage, this home is perfect for savvy investors or first home buyers. Located just moments from essential amenities such as Rockbank Train Station, Woodlea Town Centre, and esteemed schools, this property provides the ultimate in convenience and lifestyle.

The Point of Difference

- The expansive open plan living, kitchen, and dining area is the heart of this home, bathed in natural light and providing an inviting and spacious environment perfect for family gatherings and daily living.
- Boasting four carpeted bedrooms, including a master suite with a walk-in robe and a



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
\$610,000 - \$660,000

View
ljhooker.com.au/2G2GHGH

Contact
Mac Naidoo
0452 516 565
mac.naidoo@ljhooker.com.au

Anu Sharma
0448 218 455
anu.sharma@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

luxurious ensuite, while the remaining bedrooms are fitted with built-in robes and share easy access to the central bathroom.

- A beautifully designed kitchen is equipped with premium stainless-steel appliances, walk-in pantry, generous bench space, and an island bench, offering the perfect setting for casual dining and meal preparation.

- Set on a low maintenance 378m2 allotment, the outdoor pergola flows from the indoors, offering an ideal space for entertaining. The landscaped backyard creates a tranquil retreat, perfect for relaxation, outdoor play, or alfresco dining in a private setting.

- Additional features include a double car garage with internal access, ducted heating, a split system unit in the living area, separate laundry with linen storage and downlights throughout.

The Point of Interest

Situated in the heart of a thriving community, this home offers easy access to everything you need for a connected and convenient lifestyle. Zoned for Rockbank Primary School and Yarrabing Secondary College, with Westbourne Grammar School also nearby, it's perfectly positioned for families seeking top-quality education options. Enjoy swift access to the freeway for easy commuting, while parks, walking trails, and recreational amenities are just moments away, providing plenty of opportunities for outdoor activities. This prime location ensures you're always close to everything that matters, making it an ideal location to call 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 19/02/2025.

More About this Property

Property ID	2G2GHGH
Property Type	House

Mac Naidoo 0452 516 565

Sales Executive | mac.naidoo@ljhooker.com.au

Anu Sharma 0448 218 455

Sales Consultant | anu.sharma@ljhooker.com.au

LJ Hooker Point Cook (03) 9975 7080

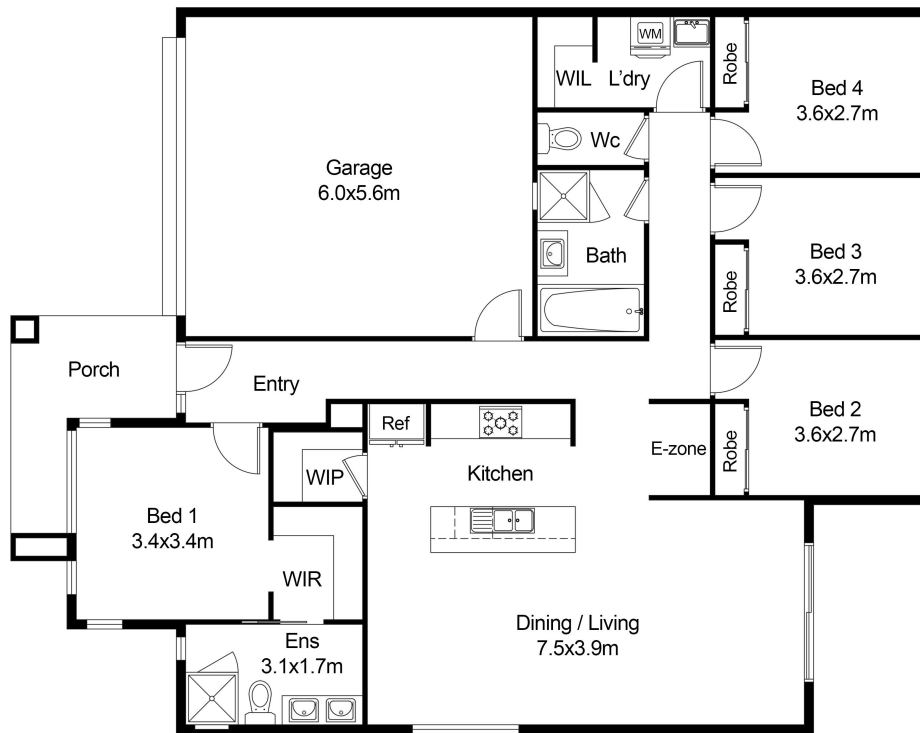
Shop 211, 4 Main Street, POINT COOK VIC 3030

pointcook.ljhooker.com.au | pointcook@ljhooker.com.au



LJ Hooker Point Cook
(03) 9975 7080

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.



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.



LJ Hooker Point Cook
(03) 9975 7080

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.