

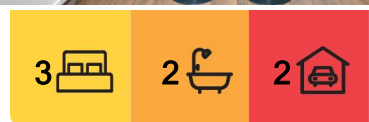
## Truganina, 5 Holly Green Circuit

Low Maintenance Living with Exceptional Convenience!

LJ Hooker Property Point proudly presents 5 Holly Green Circuit, Truganina. Offering low maintenance living and exceptional convenience, this beautifully presented residence represents superb buying for the first homeowner, growing family and astute investor. Chic and contemporary, it boasts open plan living and meals zones, three bedrooms, two bathrooms and double car garage, and offers local shopping precincts, parkland views, public transport services and public and private schools within minutes.

-Designed for easy family living, this light-filled abode offers open plan living and meals zones, a hub to gather and unwind or entertain in style. The interiors are modern and neutral in tone, with timber flooring providing comfort throughout.

-A chef's kitchen adorns the heart of the home, offering ample preparation space, a breakfast bar and a walk-in pantry. Stainless-steel appliances include a 1200mm upright gas cooker, canopy rangehood and dishwasher, complemented by a glossy glass splash back.



**For Sale**  
\$550,000 - \$600,000

**View**  
[ljhooker.com.au/2EVVHGH](http://ljhooker.com.au/2EVVHGH)

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**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.

-Three generous bedrooms include the indulgent master suite, positioned at the front of the home and boasting a walk-in-robe and private ensuite. Each additional bedroom includes a built-in robe and shares access to the family bathroom, with a bathtub and separate toilet.

-Enjoying a landscaped 255sqm (approx.) allotment, this east-facing residence is complete with a covered patio and simple gardens, perfect for outdoor entertaining with family and friends.

-Additional appointments include a double remote-control garage with internal access, a separate laundry, gas ducted heating and split system reverse cycle air conditioning, security screen doors, roller blinds and downlights throughout.

Residents will enjoy easy access to every convenience, with local shopping precincts including Wyndham Village Shopping Centre, Tarneit Central Shopping Centre and the specialty retailers of Leakes Road within minutes. Local favourites including Sahara Way Playground, North West Cricket Club and Westbourne Sports and Aquatic Centre are moments away, while public transport options include nearby Tarniet Station. Perfect for families, this property is within catchment of Truganina P-9 College and Bemim Secondary College, with Truganina Early Learning Centre and St Clare's Catholic Primary School also within proximity.

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 6/5/24.

## More About this Property

Property ID	2EVVHGH
Property Type	House
Land Area	255 m <sup>2</sup>

### Patrick Bowen 0414 643 705

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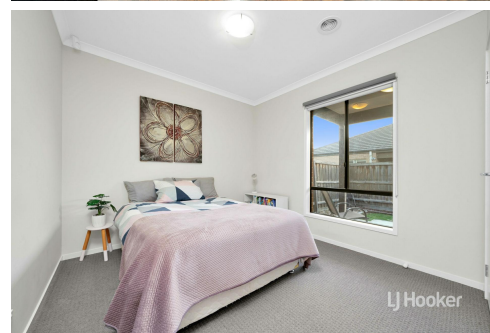
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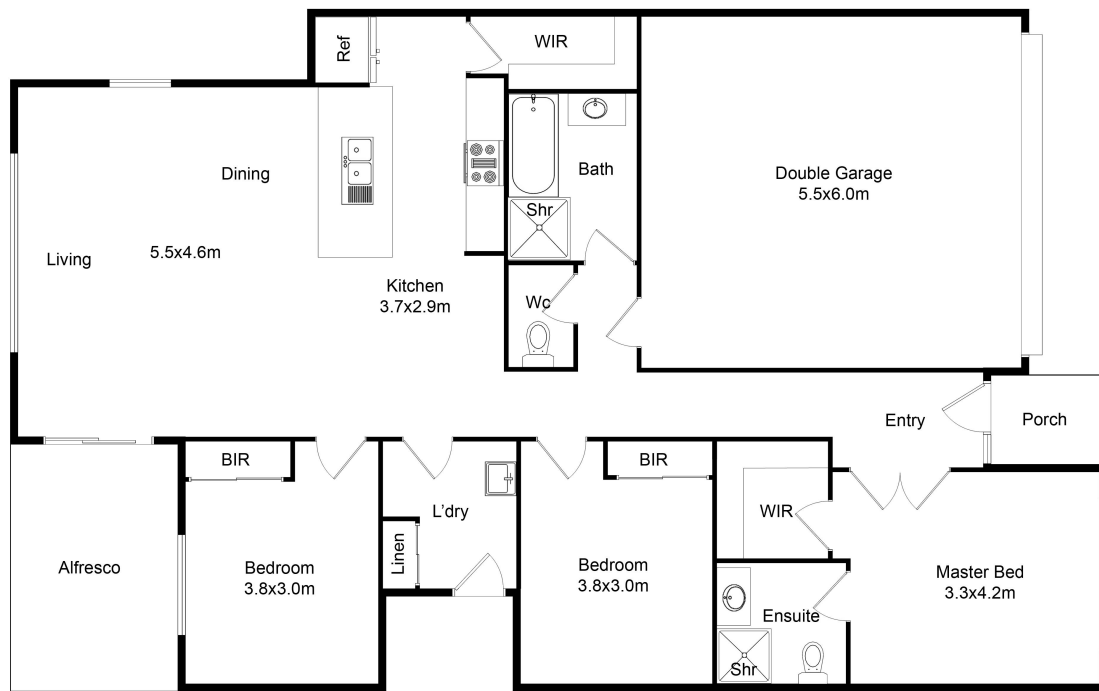
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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



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