

6 Warren Place, Truganina




## An Inviting Home in the Heart of Evergreen Estate

### The Property

Welcome to 6 Warren Place, Truganina. This inviting single-level residence offers a wonderful setting for comfortable family living. The home comprises four bedrooms, a well-appointed kitchen and a generous open-plan living and dining area designed for both everyday living and entertaining. A covered alfresco and low-maintenance backyard provide additional outdoor areas to enjoy. Located within Evergreen Estate, the property is close to Westbourne Grammar School, scenic Skeleton Creek walking trails, parklands and a range of everyday amenities.

### The Point of Difference

- The open-plan living and dining area provides a welcoming setting for everyday living and entertaining.
- Four bedrooms provide accommodation for the family, including the main bedroom positioned at the front of the home with a walk-in robe and private ensuite, while the remaining bedrooms feature built-in robes and are serviced by a central bathroom with separate toilet.
- The kitchen is appointed with stainless steel appliances including a 900mm upright cooker and rangehood, dishwasher, stone

4  2  2 

### FOR SALE

\$670,000 - \$720,000

### VIEW

Wed 8th Apr @ 6:00PM - 6:30PM

### AGENTS

Patrick Bowen  
0414 643 705  
patrick.bowen@ljhooker.com.au

Silvana Masalkovski  
0448 846 629  
silvana.masalkovski@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.



- benchtops, pantry and island bench for casual meals.
- The fully fenced backyard features a covered alfresco and low-maintenance gardens, creating a private outdoor retreat to enjoy.
- Additional highlights include ducted heating, split system heating and cooling, a double remote garage with internal access, separate laundry and linen storage.

#### The Point of Interest

Nestled within Evergreen Estate, the location offers convenient access to a wealth of essential amenities. The property is zoned to Dohertys Creek P-9 College, while Westbourne Grammar School is also nearby. Scenic walking and cycling trails along Skeleton Creek, together with surrounding parklands and reserves, provide wonderful spaces for recreation and leisure. Shopping and dining options are easily accessed at Williams Landing Shopping Centre, while Williams Landing and Laverton train stations offer convenient public transport connections. With major roads and freeway access also close by, the location allows for seamless travel to surrounding suburbs, making it an appealing choice for families seeking both lifestyle and convenience.

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 06/03/26.

#### MORE DETAILS

Property ID                    2J4THGH  
Property Type                House

#### Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | [patrick.bowen@ljhooker.com.au](mailto:patrick.bowen@ljhooker.com.au)

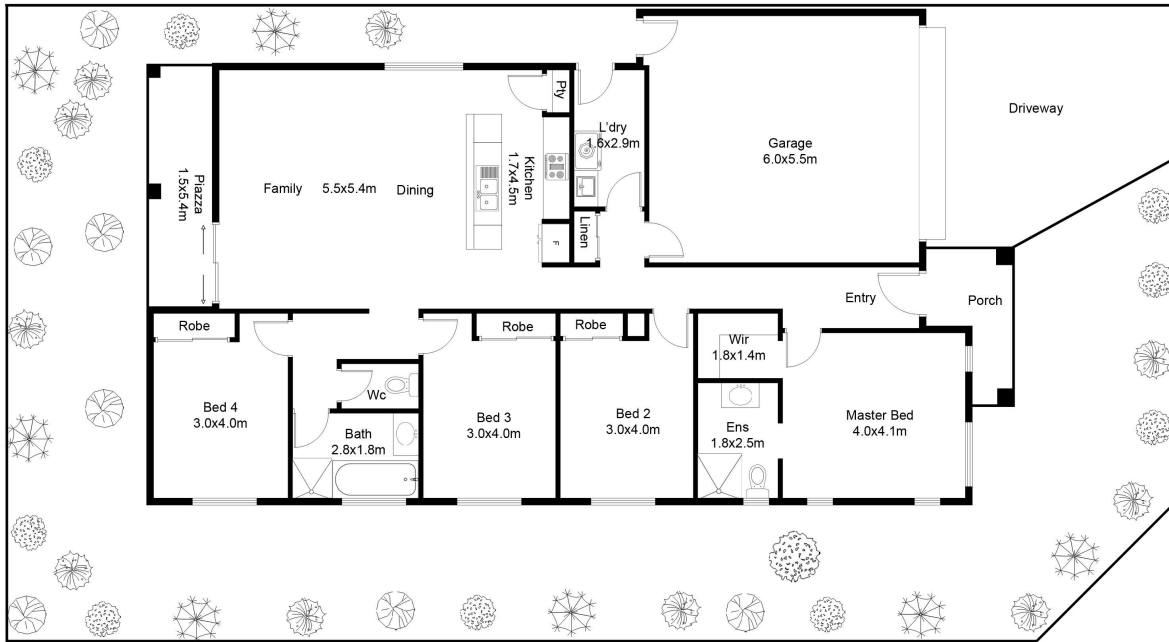
#### Silvana Masalkovski 0448 846 629

Director | Licensed Estate Agent |  
[silvana.masalkovski@ljhooker.com.au](mailto:silvana.masalkovski@ljhooker.com.au)

#### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au) | [pointcook@ljhooker.com.au](http://pointcook@ljhooker.com.au)





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.



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.

