

**12 Leafton Street, Truganina, Vic 3029**



**House For Sale**

Wednesday, 8 January 2025

12 Leafton Street, Truganina, Vic 3029

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Awaiting Price Guide

Presenting a perfect opportunity for first-home buyers, savvy investors, and downsizers alike, this beautifully kept family home is located in one of the most prestigious pockets of the sought-after Allure Estate in Truganina. Offering both comfort and convenience, this property is ready for its next chapter.

**Key Features:**

- 3 Bedrooms – The spacious master bedroom features an ensuite and walk-in robe, while the other two bedrooms come with built-in robes, offering ample storage.
- 2 Bathrooms – Including a central bathroom with a bathtub, perfect for families.
- Comfortable Living – Ducted heating throughout and split-system cooling in the living area ensure year-round comfort. The master bedroom also includes an extra ceiling fan for added air circulation.
- Modern Kitchen – Equipped with stainless steel appliances, plenty of storage space, and functional layout for everyday cooking.
- Low-Maintenance Outdoor Areas – The front and backyard are designed for easy upkeep, featuring Colorbond fencing throughout for added privacy and security.
- Side Access – Convenient access to the property's side yard, offering potential for additional storage or parking.
- Decked Front Porch – A charming outdoor space perfect for relaxing or greeting guests.
- Remote-Controlled Garage – A spacious single-car garage with remote control for added convenience.

**Location Highlights:**

- Walking Distance to Schools – A short stroll to Doherty's Creek P-9 College and St. Clare's Catholic School, making the morning school run a breeze.
- Convenient Shopping – Just steps away from the newly opened Aldi on Leakes Rd, and close to Palmer's Gateway complex for all your retail and dining needs.
- Easy Access to Transport – A quick drive to the freeway, and close to public transport, making commuting effortless.
- Parks & Recreation – Walk to nearby parklands for leisurely walks or family outings.
- Part of a Friendly Neighborhood – Enjoy the sense of community in this well-established and welcoming area.

This home is sure to impress with its immaculate presentation, modern conveniences, and unbeatable location. Whether you're looking to buy your first home, invest, or downsize, this property ticks all the boxes. For further inquiries or to arrange a private inspection, feel free to contact us directly. Don't miss out on this fantastic opportunity – call now to book your inspection!