

13 Lambourne Avenue, Truganina, Vic 3029



House For Sale

Wednesday, 8 January 2025

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Bedrooms: 4

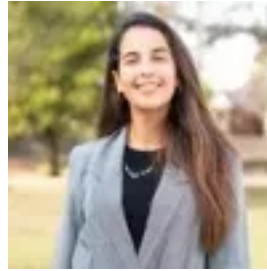
Bathrooms: 3

Parkings: 2

Type: House



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\$1,000,000 - \$1,050,000

Discover the perfect blend of space, style, and functionality in this stunning two-story home, ideally situated in the sought-after location of Truganina. Thoughtfully designed for modern living, this residence offers multiple living zones, ample storage, and seamless indoor-outdoor flow, making it perfect for growing families or avid entertainers. From the moment you enter, you'll notice the meticulous attention to detail. A spacious ground-floor bedroom with a built-in robe is conveniently located near a full bathroom, making it ideal for guests or multi-generational living. The open-plan design on this level includes a generous living area, dining space, and a sleek, modern kitchen. This home features a high-end 2-pac white gloss kitchen equipped with premium cabinetry, a spacious stone island bench, high-end appliances including a five-burner gas cooktop, and a striking black glass splashback with a window offering natural light and outdoor views. Complete with a walk-in pantry and abundant storage, it's perfectly designed for both everyday use and hosting gatherings. Sliding doors from the dining area lead to a covered alfresco space, seamlessly blending indoor and outdoor living. Upstairs, the luxurious master suite provides the ultimate retreat, featuring a private balcony, walk-in robe, and ensuite bathroom. Two additional bedrooms with built-in robes are serviced by a central bathroom, complete with a shower, bathtub, and separate toilet. A versatile study nook and an additional living area on this level provide ideal spaces for a home office, relaxation, or family time. This home comes equipped with a range of premium features, including an alarm system, intercom doorbell, refrigerated air conditioning for year-round comfort, and double-glazed windows throughout for added energy efficiency and soundproofing. The practical laundry room and spacious double garage with internal access add to the convenience and functionality of the home. Outside, the private backyard is perfect for entertaining or unwinding, with a covered alfresco area and a landscaped yard offering plenty of space for children to play or for you to bring your landscaping vision to life. Adding to its appeal is its prime location near Dohertys Creek School and the upcoming Alura Village, which will feature new shops, a swimming school, FoodWorks, and charming coffee spots, ensuring every amenity is close by. Designed with families and entertainers in mind, this home combines modern elegance with thoughtful functionality to deliver the perfect lifestyle. Amenities near this beautiful home:- Approx. 400 m away to St Clare's Catholic Primary School- Approx. 650 m away to Greenfield Early Learning Centre Truganina- Approx. 750 m away to Dohertys Creek P-9 College- Approx. 750 m away to Westbourne Grammar School- Approx. 900 m away to One Early Education Truganina Call Shahid Khan on 0466 481 118 or Fatima Zahra 0461 430 267 for further details of the property. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>