

**27 Ballanrong Road, Bonnie Brook, VIC, 3335**



**House For Sale**

Tuesday, 26 November 2024

27 Ballanrong Road, Bonnie Brook, VIC, 3335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Brand New Luxury Living at 27 Ballanrong, Truganina! Perfect for First Home Buyers with Grant and Stamp Duty Savings Available. ACT NOW!**

Rishant from OSKO Real Estate is thrilled to present a rare opportunity to own a stunning, brand-new home in the prestigious Woodlea Estate. This beautifully crafted residence is designed for contemporary living and is ready to welcome its new owners.

With its sleek, modern design and premium finishes, this home is a standout in style and functionality. The spacious open-plan kitchen and family area provide an ideal space for both entertaining and relaxed family living.

### **Prime Location with Top Schools Nearby**

Positioned just 57 minutes from reputable schools and childcare facilities, including Bacchus Marsh Grammar Early Learning Centre, Woodlea Early Education, and Bacchus Marsh Grammar Woodlea Campus, this home offers unparalleled convenience for families.

### **Stylish Features for Modern Living**

This thoughtfully designed property boasts a flexible floor plan and luxurious touches throughout:

#### **Property Highlights:**

- Sleek mirrored wardrobes with built-in pigeonholes
- Elegant 40mm stone benchtops throughout
- Premium 900mm gas appliances, including a dishwasher
- Designer bulkhead and tiled splashback in the kitchen
- LED downlights throughout the home
- Impressive 2.7m ceiling heights
- Luxurious bathrooms with floor-to-ceiling tiles and shower niches
- Master en-suite with a double vanity
- Dedicated study nook and a separate lounge for added flexibility
- Zoned refrigerated cooling and heating for year-round comfort
- Durable laminate flooring throughout, excluding wet areas
- Secure double garage with remote control and internal access
- Exposed aggregate driveway and low-maintenance landscaping
- Unbeatable Accessibility

- 5 minutes to Woodlea Shopping Centre
- 6 minutes to Bacchus Marsh Grammar Woodlea Campus
- 1012 minutes to Rockbank Train Station
- Approximately 30 minutes to Melbourne CBD

Don't Miss Out on a Lifestyle of Luxury and Convenience!

Perfect for families and first-home buyers, this property also offers the potential to qualify for the First Home Owner Grant (for eligible buyers).

Take the first step towards making this exquisite home yours. Contact Rishant on 0414 451 990 or Goran on 0477 167 167 today. Secure your place in this vibrant and thriving community!

Make this exceptional property your own and enjoy a life of modern luxury at Woodlea Estate!

Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>

DISCLAIMER: 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. \*Images for illustrative purposes only\*