

**59 Cotter Way, Truganina, VIC, 3029**



**House For Sale**

Wednesday, 20 November 2024

59 Cotter Way, Truganina, VIC, 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Upgraded Contemporary Home in Prime Location of Truganina!

Reliance Real estate brings to you this stunning contemporary home with all the upgrades throughout, perfect for growing families. This spacious 4-bedroom, 2-bathroom residence perfectly combines comfort, style, and functionality, making it an ideal choice for growing families.

The master bedroom is in the beginning of the house comes with walk in robe and ensuite. The other three bedrooms with BIR are spacious and shares central bathroom with bathtub and separate powder room. Additional living area which can be used as retreat/ theatre room.

The modern open plan kitchen is fitted with stainless steel 900mm appliances, tiled splash back and stone benchtops. Plenty of storage cabinetry and a huge walk in pantry with additional fridge space.

The kitchen flows to the expansive dining and living area, perfect for families to sit together and enjoy the quality time.

The low maintenance backyard is accessible through the double sliding doors- providing perfect space for pets or kids to play.

Additional features:

- Ducted heating & Evaporative Cooling
- Stone bench tops
- Separate microwave space
- Extended shower in main bathroom, tiled through to ceiling
- Two living areas
- Provision for security cameras
- Free standing bathtub
- High ceilings
- Double remote controlled garage- added Sealed

Your new community awaits!

-Positioned only 25km<sup>^</sup> from Melbourne's CBD, with a proposed train station, and excellent access to the Western Freeway.

-4.9km to Rockbank Train Station with a FREE community bus now running

-Killara Cafe - is now open!

-Home to a future Westfield Town Centre

-Future Public Primary school set to open 2026 PLUS two additional schools to come

-50+ hectare Mt. Atkinson Conservation Reserve

-Proposed Train Station

-Mt. Atkinson will be home to a future Westfield town centre, ensuring residents have access to the best in retail and entertainment.

-Mt. Atkinson residents will have access to the best in educational opportunities - with two future primary schools, a future secondary school, an established kindergarten, and community centre all within the community.

Photo ID required for all inspections.

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

<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\*