

**9 Kinship Way, Truganina, Vic 3029**



**House For Sale**

Friday, 3 January 2025

9 Kinship Way, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



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## \$900,000 to \$950,000

See it to believe it - Situated in the prestigious Albright Estate, this stunning home at 9 Kinship Way offers an exceptional blend of luxury, comfort, and functionality, making it an ideal choice for families seeking a modern and low-maintenance lifestyle. Set on an expansive 607 sqm block, this residence combines high-end finishes, energy-efficient features, and a prime location for both convenience and community living.

**Property Features:**

- **Stylish Kitchen:** The gourmet kitchen is designed to impress, featuring a sleek 40mm Silestone island benchtop, perfect for both cooking and entertaining. Equipped with a 900mm Technika stainless steel upright cooktop, a 900mm ducted canopy rangehood, and a Technika dishwasher, this kitchen is a dream for those who love to cook. The overhead cabinets on either side of the rangehood provide additional storage space, adding both functionality and style.
- **Luxury Bathrooms:** Enjoy the spacious double vanity ensuite featuring a 20mm Silestone benchtop, and the guest bathroom with a single vanity, also showcasing the same premium stone benchtop, adding a touch of luxury to your daily routine.
- **Sustainable and Efficient:** The home is designed with energy efficiency in mind, featuring 6.6 kW solar panels, solar hot water with a gas booster, and double-glazed windows to maintain a comfortable internal temperature year-round. The 5-star gas ducted heating and 5-star refrigerated cooling, both with zoning, ensure comfort and energy savings.
- **High-End Finishes:** The home boasts high ceilings and high doors, adding to the spacious, open feel throughout. With designer tapware and designer hanging lights above the island benchtop, every corner of this home reflects quality and attention to detail.
- **Smart Security & Features:** For peace of mind, the property is equipped with 6 CCTV cameras, a wireless doorbell, and slimline double garage with an upgraded wide entry door, ensuring security and convenience.
- **Landscaped Garden:** The large backyard is beautifully maintained, offering approximately 150 sqm of space with 8 fruiting plants and a variety of flowering plants. A garden shed provides ample storage, and the exposed aggregate driveway adds an extra touch of sophistication to the exterior.
- **Energy Efficiency:** The home is compliant with SEAV 6 Star Energy Rating, ensuring reduced energy consumption and a more sustainable living environment.

**Location Benefits:**

- **Education:** Conveniently located directly across from Garang Wilam Primary School, making school runs effortless and ensuring easy access to quality education for your children.
- **Shopping:** Enjoy the convenience of being just moments away from the newly opened Truganina Central Shopping Centre and Tarneit Central Shopping Centre, offering all your retail, dining, and everyday needs.
- **Transport:** With easy access to the Train Station, this home offers excellent connectivity to the broader Melbourne area, making commuting a breeze.

9 Kinship Way, Truganina is not just a home; it's a lifestyle. With a perfect combination of modern luxury, sustainable features, and a prime location, this property is an opportunity not to be missed. Contact us today to arrange your inspection and see for yourself what makes this property truly special. Contact Nikhil Jude Dsouza on 0421 037 906 or Dhaval Mehta on 0430 544 155 today to take the first step toward making this property your very own. Your real estate journey begins here!

**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.