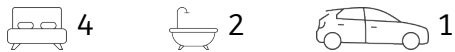




Modern Comfort Meets Community Living
in Grandview Estate, Truganina



18 Bratan Way, Truganina

UNDER CONTRACT BY LYN CASTILLO

This recently constructed AHB home – just across the upcoming local primary school – offers the perfect blend of comfort, contemporary style, and convenience-an ideal choice for families looking to settle in the thriving and fast-growing Grandview Estate. Designed with modern living in mind, this thoughtfully planned residence features four spacious bedrooms, two stylish bathrooms, and a secure single-car garage, all in a prime location close to future lifestyle amenities.

The master bedroom offers a private sanctuary, complete with a walk-in robe and an ensuite bathroom. Three additional bedrooms, each fitted with built-in robes, are serviced by a sleek central bathroom. At the heart of the home, the open-plan living and meals area provides a generous and welcoming space for entertaining and relaxed family gatherings.

The contemporary kitchen is fitted with stainless steel appliances, including a 600mm stove and oven, rangehood, and dishwasher. A Caesarstone benchtop, ample cabinetry, and a convenient pantry complete the space, making meal preparation and storage effortless. Just beyond the main living area, the covered alfresco offers a cozy outdoor retreat for quiet mornings or evening get-togethers.

The front and rear yards have been designed with ease of maintenance in mind, featuring artificial turf that ensures a green and tidy look all year round-no mowing required. Inside,

Property ID:	L34513661
Property Type:	House
Building / Floor Area:	122
Garages:	1
Land Area:	263.0 sqm

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comfort is further enhanced by ducted heating, a split-system air-conditioner, soft carpeted bedrooms, and stylish floorboards throughout the common areas. A remote-controlled garage adds security and everyday convenience.

Perfectly positioned, the home enjoys close access to expansive parks such as Dinosaur Park and Highline Park, offering space for outdoor play, exercise, and community connection. The upcoming Westfield Shopping Centre promises one of the largest retail and entertainment hubs in Melbourne's west, while a range of future amenities- including a proposed childcare centre, community activity hub, local shops, and a primary school-will further enhance everyday living in this dynamic new neighbourhood.

Commuters will also appreciate the home's convenience, with just a five-minute drive to Rockbank Train Station, quick access to the Western Freeway via Leakes Road, and approximately 30 minutes to both Melbourne Airport and the CBD.

Don't miss the chance to secure a home in one of Truganina's most exciting new communities. Contact Lyn today on 0414 575 349 to arrange your inspection and make this exceptional property yours.