



Sterling 4Br Family Home in Arndell, Truganina!



4



2



2

7 Viaduct Parade, Truganina

\$580 per Week

This quality-built Family Home features 4 bedrooms, 2 Toilets & Baths and 2 lock up car garages.

It is strategically situated in Arndell Estate, Truganina and ideal for any size of family or simply a loving couple who are enjoying themselves and perhaps planning to start a family sooner or later.

- Main Bedroom with en-suite; 3 other good-sized bedrooms with built-in-robe and all bedrooms carpeted for comfort
- Open plan kitchen, dining area and a private family area leading to a nice Alfresco and green backyard
- Modern kitchen with stainless steel appliances such as 900 mm stove and oven, range hood, dishwasher, stone benchtop, walk in pantry and lots of overhead and ground cupboards
- Formal lounge room for welcoming guests doubles as an office or rumpus room
- Centralized Ducted Heating System and Centralised Evaporative Cooling System for "all season comfort"

Property ID: R662428

Property Type: House

Garages: 2

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- Flooring combination of floorboards for easy cleaning and carpet in all bedrooms for all year comfort
- Large decked Alfresco for outdoor entertainment and children play “rain or shine”
- Landscaped front yard and very low maintenance side and back yards with synthetic grass for green effect
- 15-minute drive to Williams Landing Train Station; easy access “in & out” of the Westgate freeway if you are driving; walking distance to a “bus stop” for public transport
- Walking distance to Arnell State Primary, in short driving distance to Westbourne Grammar, Al Taqwa College, St Claires Catholic, Truganina primary, Truganina P9 College<, Point Cook P9 College, Emmanuelle Catholic etc
- Minutes’ drive to Williams Landing, Point Cook or Wyndham Shopping Centres; one-stop-shop ,Pacific Werribee, Old Geelong Specialty Stores etc
- In close proximity to various Child Care Centres, Medical Centres, Pharmacies, sporting ground, parks, and other tenant amenities

A comfortable and convenient lifestyle awaits the right “early bird” tenants.

Apply online via [realestate.com.au](https://www.realestate.com.au) for efficient processing of your application.