



36 Sedgefield Ave, Truganina



3 2 2

Welcome home to this perfectly positioned family home - with SOLAR

Only 3.5km (approx.) to Williams Landing train station and freeway access with Bolivar Esplanade Park less than 100 meters away

Downstairs:

- Front living room or extra large study
- Open plan kitchen/living/dining to the rear
- Modern kitchen with 40mm Caesar stone benchtops with large island bench
- 900mm 5 burner gas cooktop and electric oven
- Stainless steel appliances
- Huge butler's pantry with ample storage
- Laundry with external access
- Remote control garage with internal and external access
- Linen cupboard & storage
- Low maintenance backyard with sufficient space for outdoor entertainment

Upstairs:

- Open retreat or study area

Price	\$550 per week
Property Type	Rental
Property ID	1076

Danielle Ferguson - 0484 546 381

Sterling Realty Pty Ltd
Unit 3 40B Wallace Ave Point Cook,
VIC, 3030 Australia
0439 595 461

- Master bedroom with walk-through robe and full ensuite
- 2 generous sized bedrooms with built-in mirrored robes
- Gleaming central bathroom with freestanding bath and separate shower

Extras:

- Elevated ceilings
- LED downlights throughout
- Brand new blackbutt hybrid flooring
- Ducted heating
- Split system cooling
- Ceiling fans to bedrooms
- Roller blinds throughout
- Ample under-stair storage

PRIVATE INSPECTIONS ONLY AT THIS STAGE

THE PROPERTY WILL BE VACANT

While the Information is considered to be true and correct at the date of publication, changes in circumstances after the time of publication may impact on the accuracy of the Information. The Information may change without notice and Sterling Realty Pty Ltd is not in any way liable for the accuracy of any information printed and stored or in any way interpreted and used by a user.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.