



## 2/12 Vanderbilt Avenue Truganina VIC

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The fantastic property is within walking distance, you'll find esteemed educational institutions such as Westbourne Grammar School, St Clair Catholic School, and convenient childcare centres. The proximity to Wyndham Village and William Landing Shopping Centre ensures that shopping and dining options are readily available. For commuters, the flexibility of William Landing or Tarneit train stations adds another layer of convenience to this already well-connected location.

Entering the property, you are met with a massive sundrenched lounge room offering plenty of space for the whole family to enjoy. The living area opens into the large open plan meals and living area, which is further complimented by the great sized kitchen, which features plenty of cupboard and bench storage space with a Smeg gas cooktop and undermount oven.

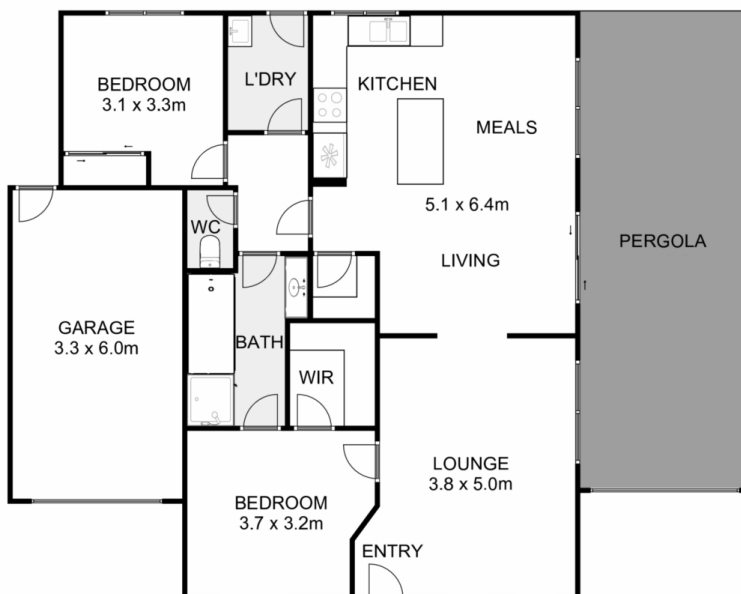
**Price** : \$429,000 - \$469,000  
**Land Size** : 236 sqm  
**View** : <https://www.ypa.com.au/8110949>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

