



## 16 Patchouli Street TRUGANINA VIC

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This spacious four bedroom residence situated in the ever most desired Allura estate has absolutely everything on offer

Sitting a great size 450 m2 (approx) block, this well presented near new home offers everything a modern day family requires, featuring a well appointed open plan living/meals and kitchen area with ample storage, SS gas 900ml cook top and oven , large formal lounge, Theatre room /Rumpus area, three great sized bedrooms with BIR,s & Master with WIR & Ensuit. Step outside to the beautiful alfresco area perfect for entertaining all year round.

Added extras include ducted heating, Evaporative cooling, intercom, L: E: D lighting throughout & much more.

**Land Size** : 450 sqm

**View** : <https://www.ypa.com.au/7391228>

Not only is it a magnificent property but have a look at the location. Situated only moments away from, Schools, public transport, parklands, Easy access to freeway entrances