



58 CAPRICORN ROAD
TRUGANINA





YOUR DREAM HOME AWAITS

Discover an incredible place to call home. These modern crafted townhouses located in 58 Capricorn Rd provides you with the lifestyle that you have only dreamed about before. The more you learn, the more you would love your new home. Begin the journey now, and find a life you adore!



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Artist Impression Only



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ACCESS A WIDE VARIETY OF AMENITIES

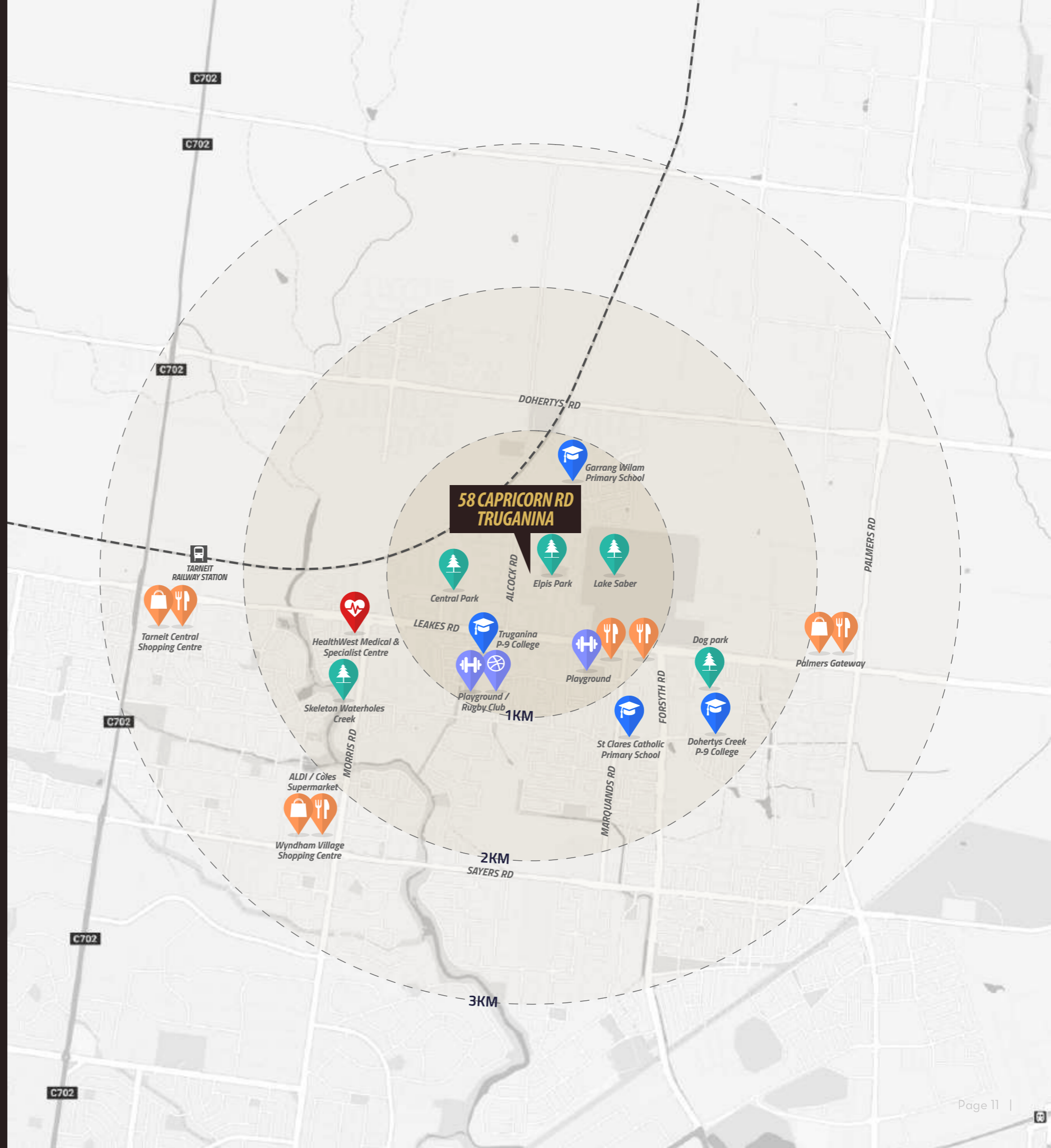
You are certain to love these modern residences located at 58 Capricorn Road, Truganina. The tranquil surroundings and incredible amenities nearby make these beautiful townhouses a desirable place to live. Here are just a few of the important facilities and notable attractions in the area:

LIFE

- Garrang Wilam Primary School 3-minute drive
- St Clares Catholic Primary School 4-minute drive
- Dohertys Creek P-9 College 4-minute drive
- Truganina P-9 College 5-minute drive
- Palmers Gateway 4-minute drive
- Tarneit Central Shopping Centre 8-minute drive
- Wyndham Village Shopping Centre 8-minute drive
- HealthWest Medical & Specialist Centre 6-minute drive
- Tarneit Railway Station 8-minute drive

LEISURE

- Elpis Park 2-minute walk
- Lake Saber 5-minute walk
- Central Park 4-minute drive
- Dog park 5-minute drive
- Skeleton Waterholes Creek 8-minute drive
- Playground / Rugby Club 4-minute drive



**A 5-MINUTES WALK
TO THE LAKE SABER**





01



02



02



04



03

01 TARNEIT CENTRAL SHOPPING
8-minute drive

02 ELPIS PARK
2-minute walk

03 PALMERS GATEWAY
4-minute drive

04 WYNDHAM VILLAGE SHOPPING CENTRE
3-minute drive

LIFE IN TRUGANINA

Living close to a wide range of amazing amenities can make you appreciate where you live even more. You are certain to enjoy the local park, education, shopping, and recreation opportunities located just minutes from your new home.

Getting out into nature is simple when you live at 58 Capricorn Rd, Truganina. The amazing Elpis Park and the Lake Saber are right at your doorstep. Go for a jog, take a family stroll, or even plan a picnic in one of the wonderful parks. You'll be surrounded by lush green spaces that your entire family will enjoy.





IMPRESSIVE EDUCATIONAL FACILITIES

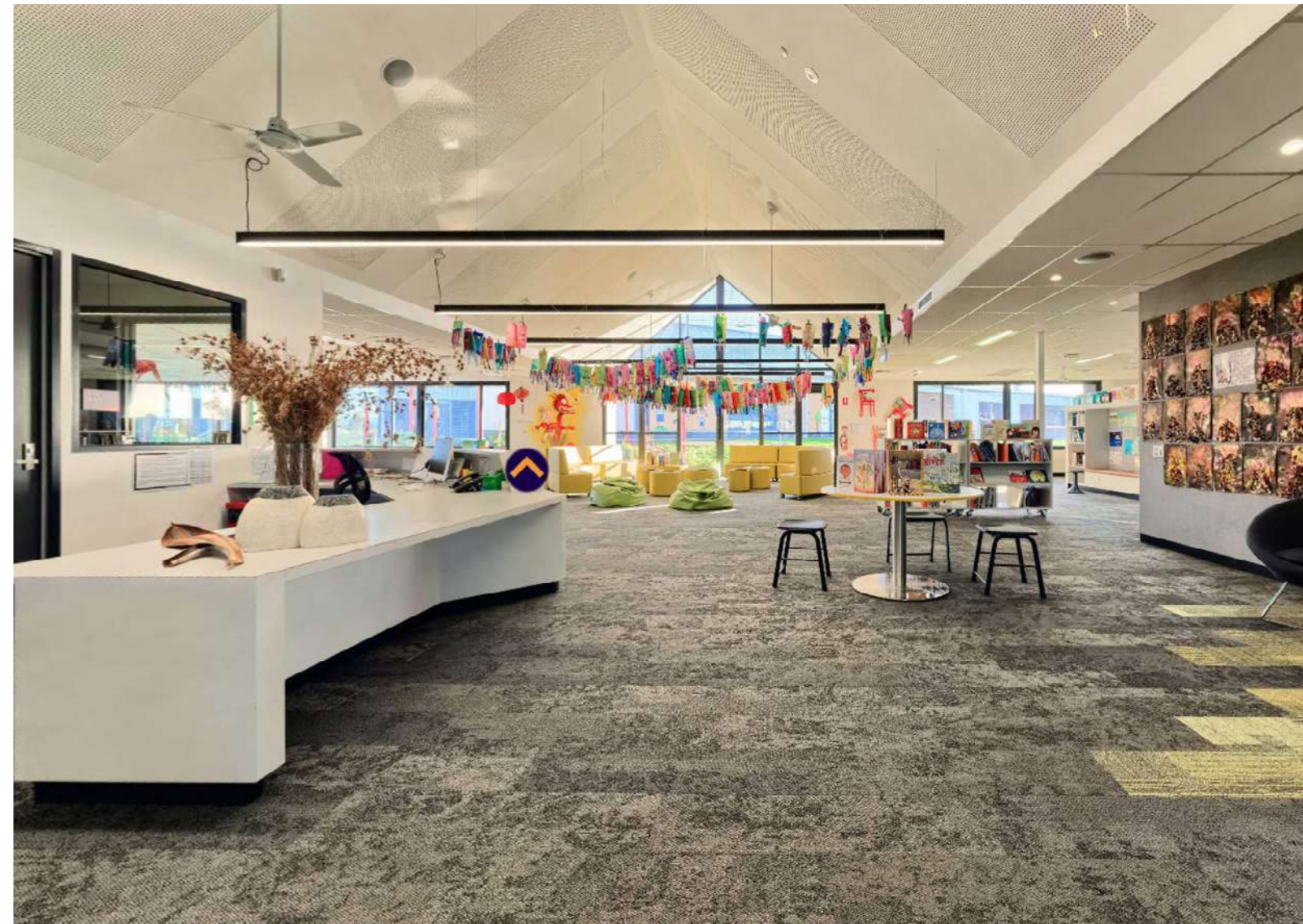
The educational prospects are endless, and all conveniently located right near your new home. From childcare facilities to outstanding school, the area surrounding 58 Capricorn Rd, Truganina gives you and your children access to the best education. These leading facilities will help your children to think critically and learn the skills they need to excel later in life. Give your children the best possible start by placing them in a primary school that will put them on the path to success.

01 GARRANG WILAM PRIMARY SCHOOL
3-minute drive

03 TRUGANINA P-9 COLLEGE
5-minute drive

02 DOHERTYS CREEK P-9 COLLEGE
4-minute drive

04 ST CLARES CATHOLIC PRIMARY SCHOOL
4-minute drive







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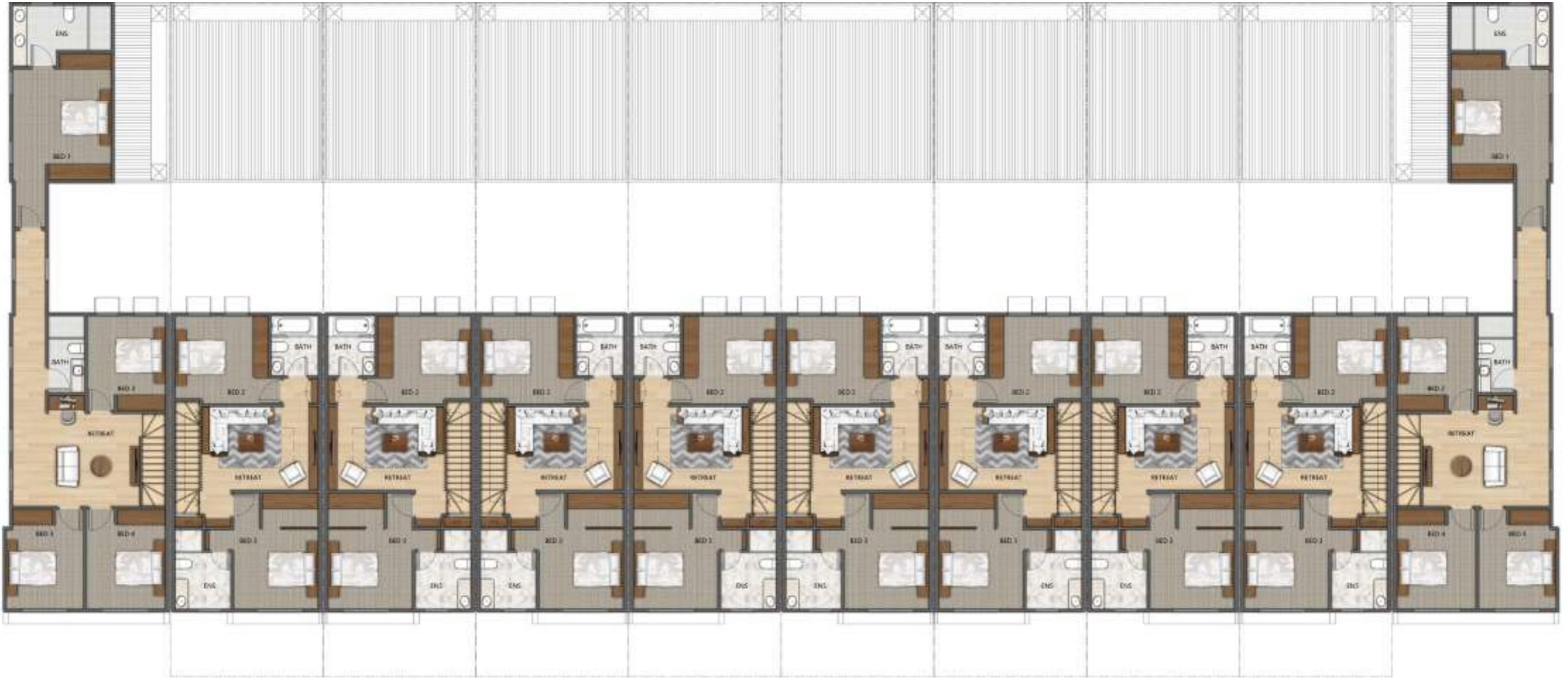
Artist Impression Only



Artist Impression Only



GROUND FLOOR 



FIRST FLOOR 



FIRST FLOOR



GROUND FLOOR

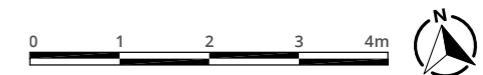
TOWNHOUSE 1

4 **2.5** **2**

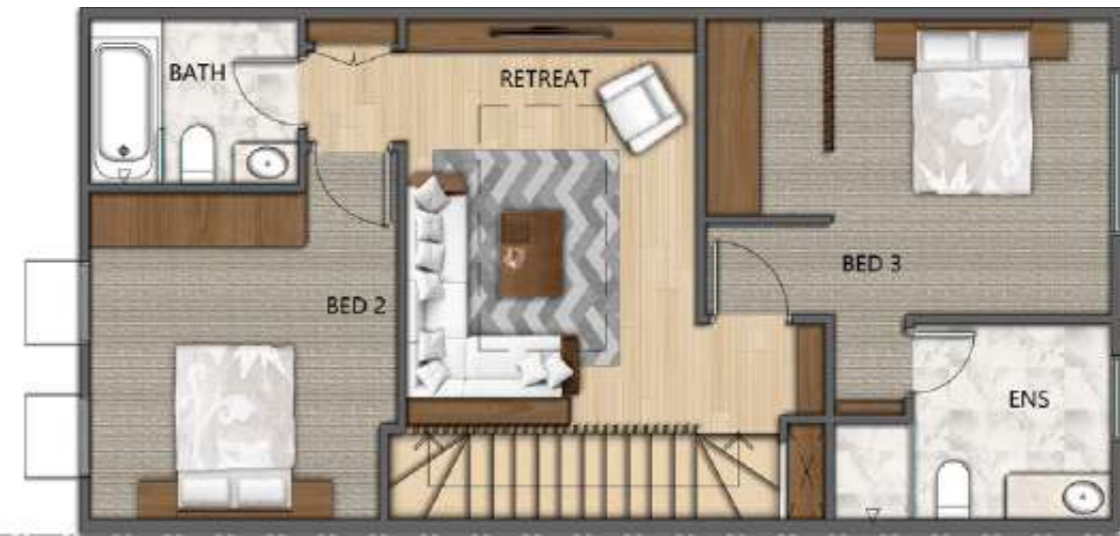
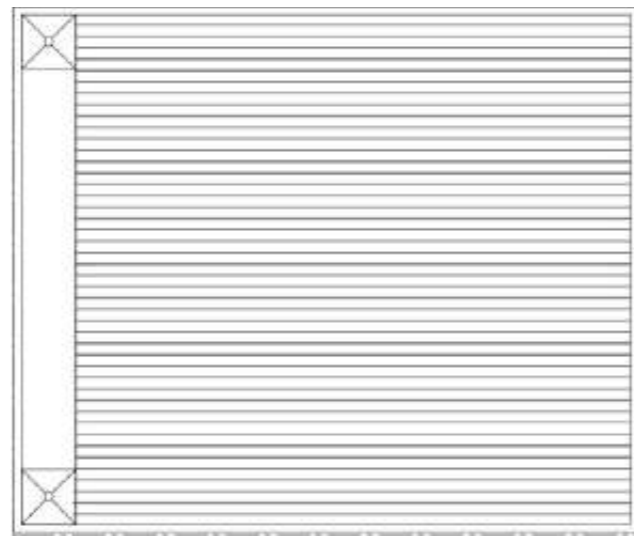
**58 CAPRICORN ROAD
TRUGANINA VIC 3029**

GROUND FLOOR	69 m ²	GARAGE	42 m ²
FIRST FLOOR	105 m ²	PRIVATE OPEN SPACE	71 m ²
TOTAL AREA	216 m²	COMBINE TOTAL AREA	317 m²

TH1	TH2	TH3	TH4	TH5	TH6	TH7	TH8	TH9	TH10



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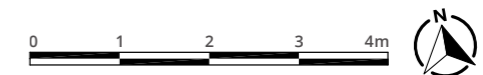
TOWNHOUSE 2

3 3 2

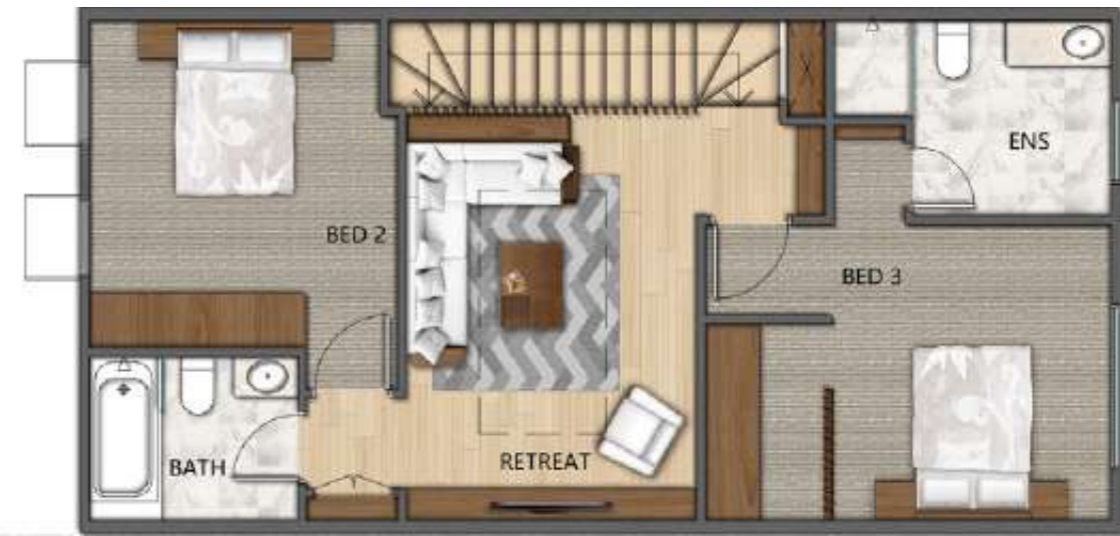
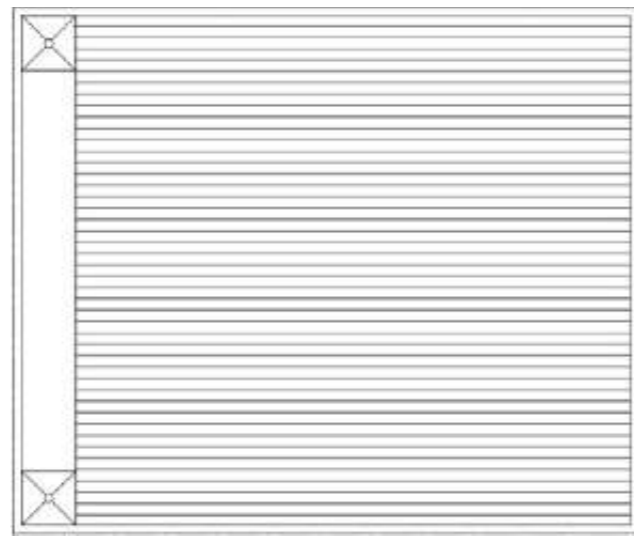
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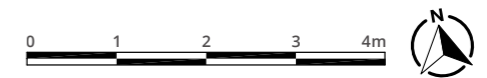
TOWNHOUSE 3

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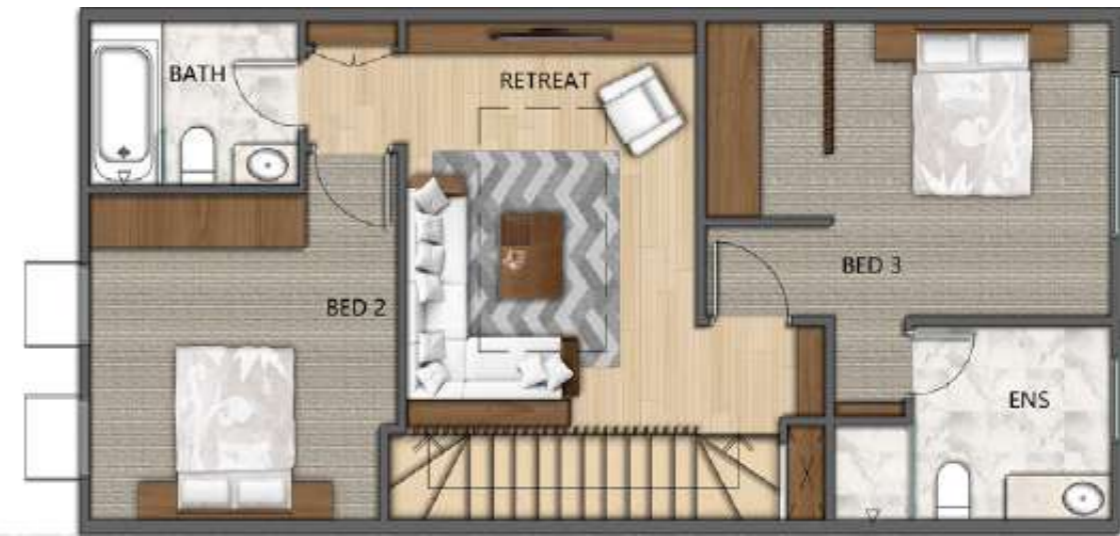
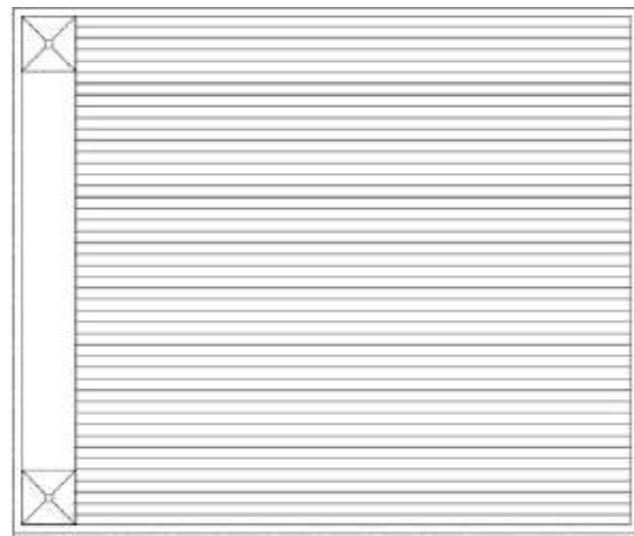
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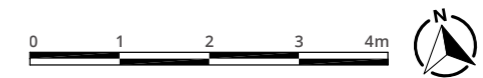
TOWNHOUSE 4

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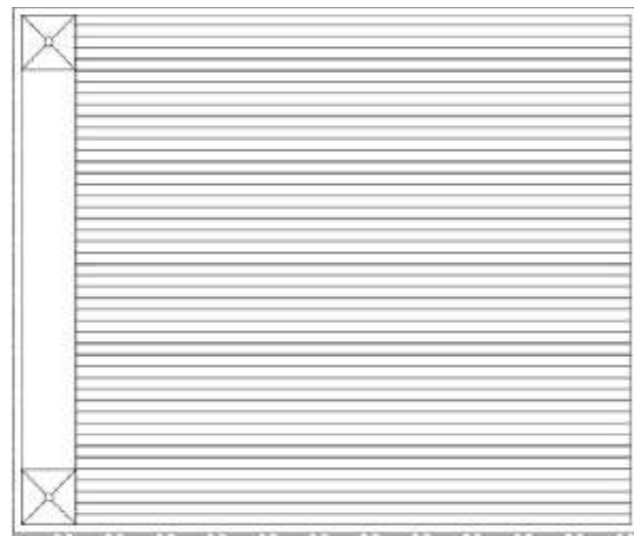
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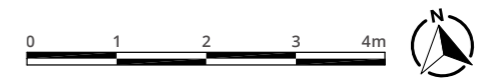
TOWNHOUSE 5

3 3 2

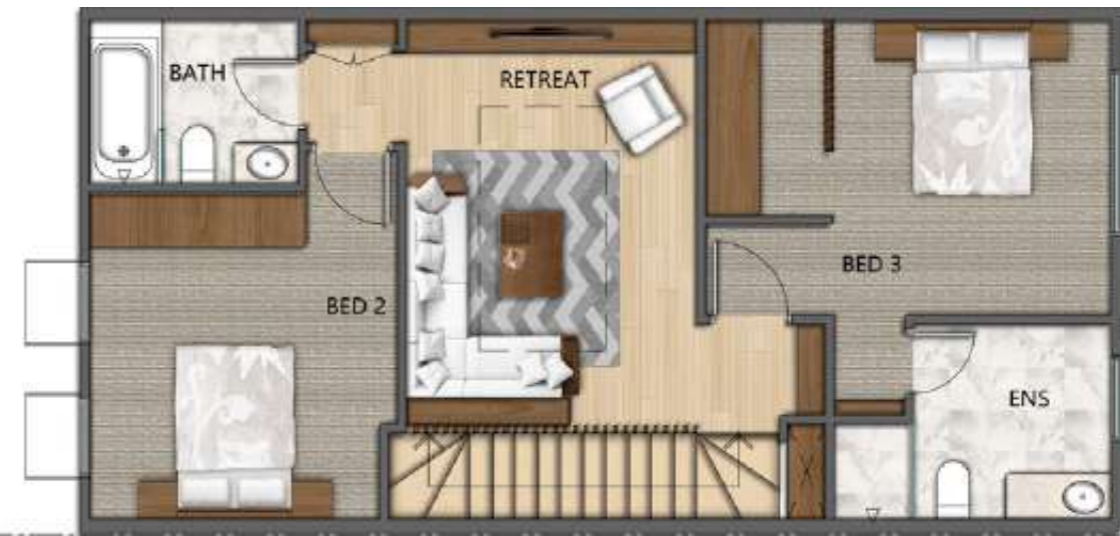
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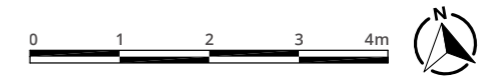
TOWNHOUSE 6

3 3 2

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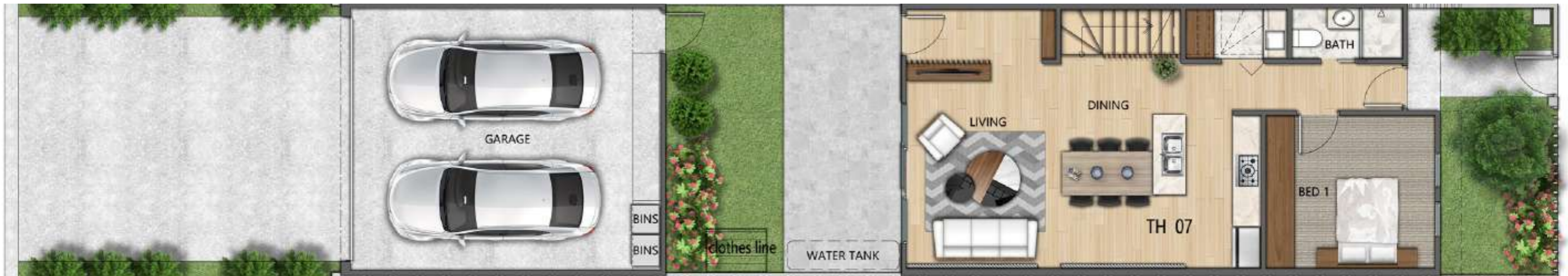
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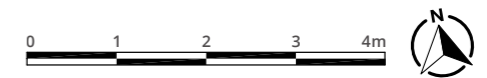
TOWNHOUSE 7

3 **3** **2**

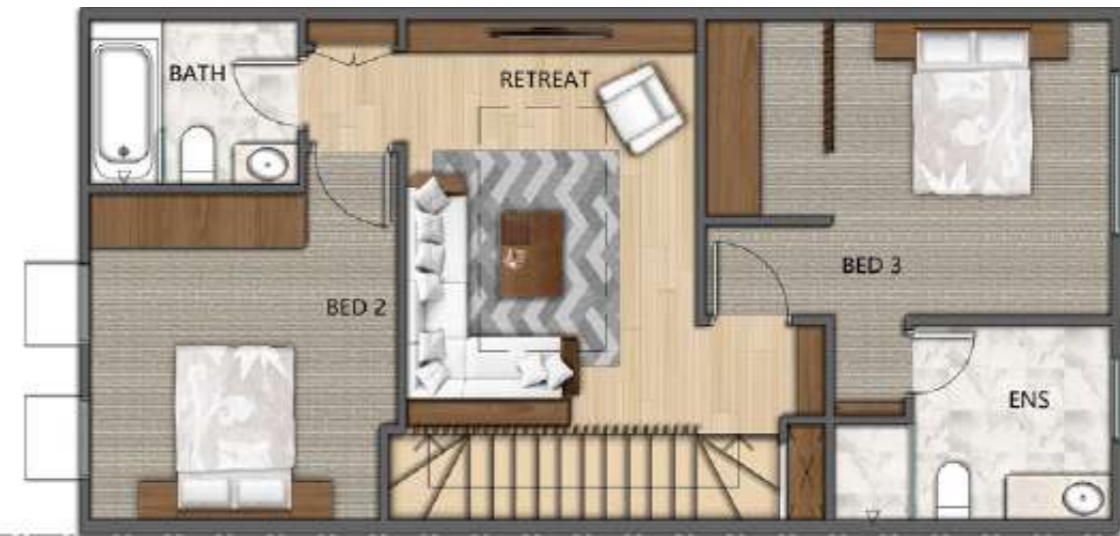
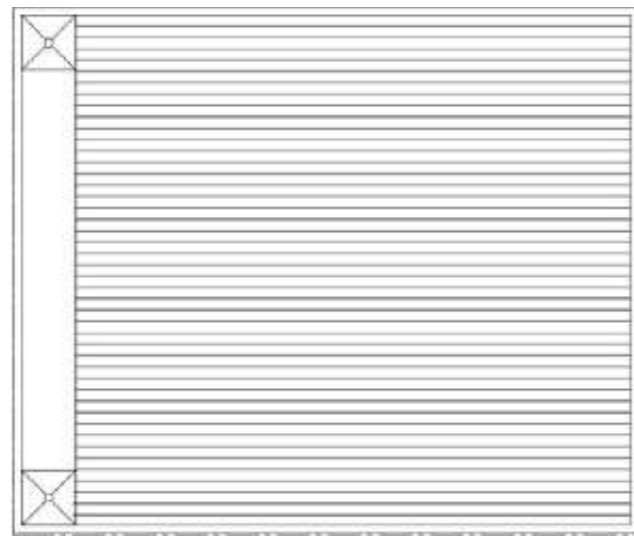
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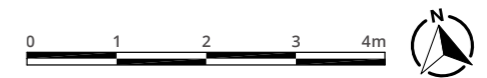
TOWNHOUSE 8

3 3 2

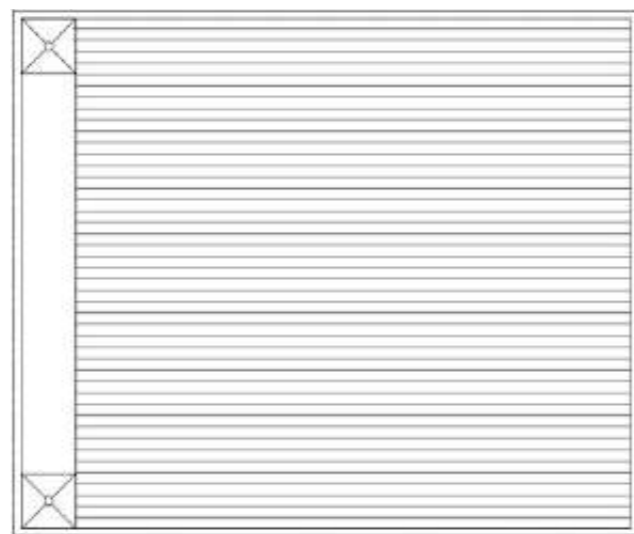
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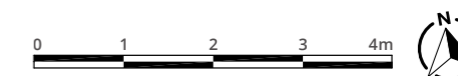
TOWNHOUSE 9

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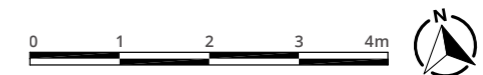
TOWNHOUSE 10

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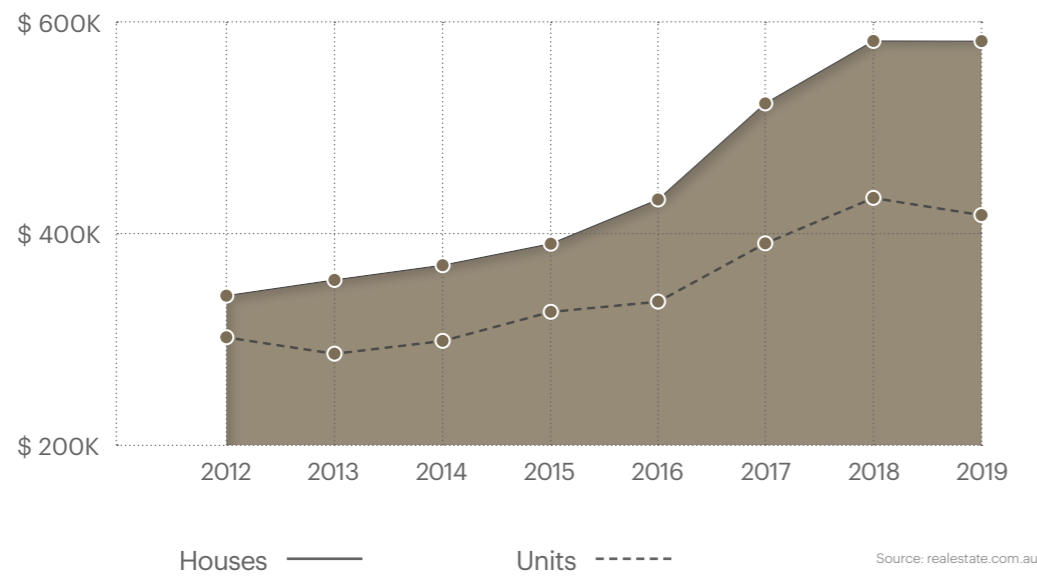
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TRUGANINA

SUBURB PROFILE

◆ INVESTMENT PROPERTY DATA IN TRUGANINA

The median sales price in Truganina, VIC in the last year was \$580,000 for houses and \$413,525 for units. If you are looking for an investment property, consider houses in Truganina rent out for \$400 PW with an annual rental yield of 3.6% and units rent for \$350 PW with a rental yield of 4.4%. Based on five years of sales, Truganina has seen a compound growth rate of 9.4% for houses and 5.3% for units.



LAST 12-MONTH GROWTH
2.88 %

AVG. ANNUAL GROWTH
5.83%

TIME ON MARKET
66 Days

FULLY OWNED
5.4 %

BEING PURCHASED
59 %

RENTED
35.2 %

MEDIAN RENT (HOUSE)
\$400 /WEEK

MEDIAN RENT (UNIT)
\$350 /WEEK

Source: Your Investment Property

◆ DEMOGRAPHICS DATA IN TRUGANINA

TOTAL POPULATION (2020)
33,661

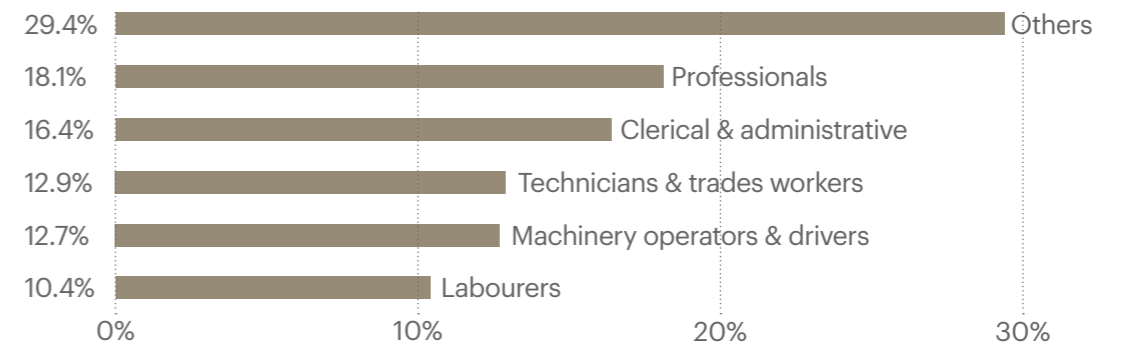
POPULATION FORECAST (2041)
52,803

POPULATION CHANGE (2041)
+56.87%

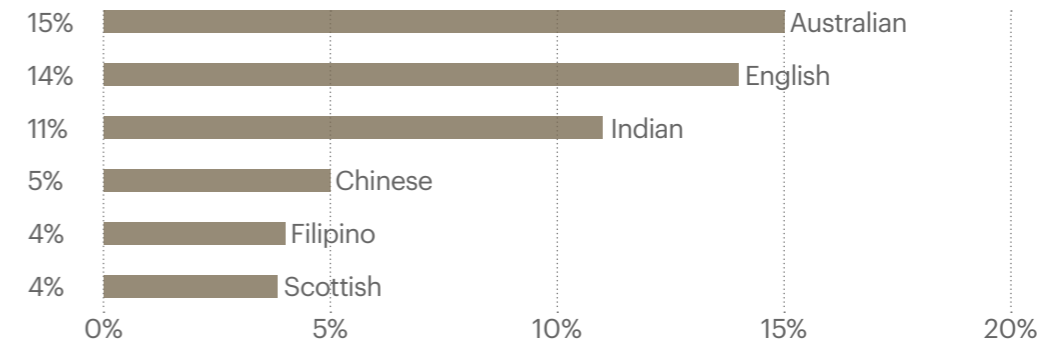
POPULATION DENSITY
11.30 PERSONS PER HECTARE

Source: idcommunity

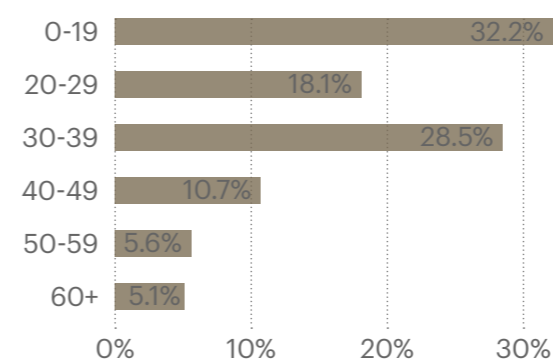
OCCUPATION



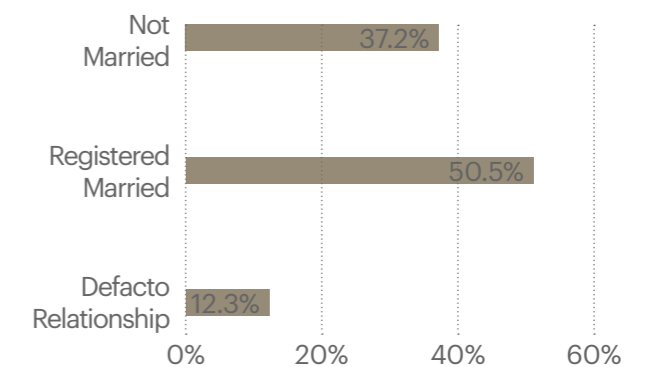
ANCESTRY



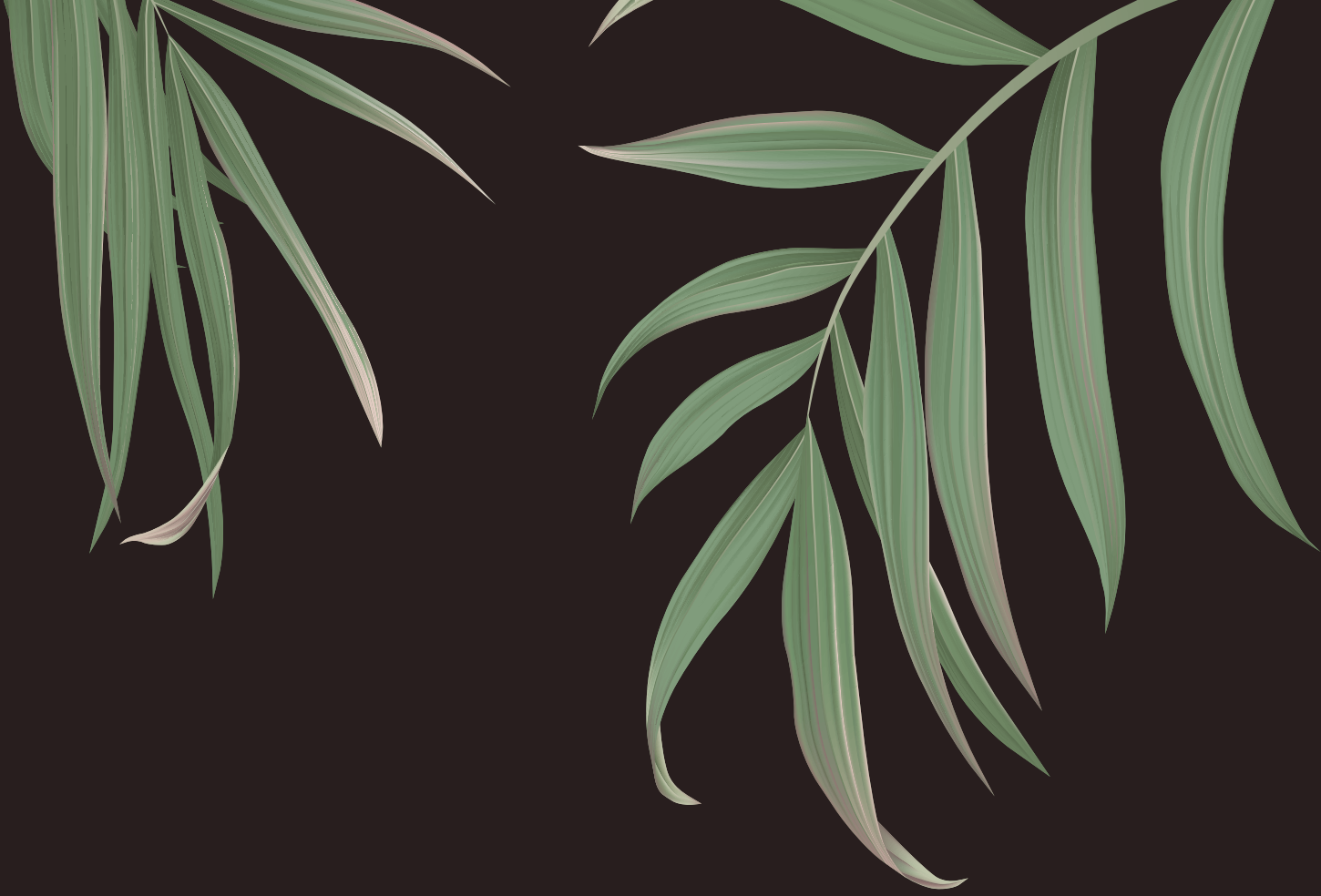
AGE GROUP



SOCIAL MARITAL STATUS



Source: Your Investment Property



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