



# FOR SALE

## FIRST HOME, DOWNSIZE OR INVEST!

Set in a quiet, sought after part of Trafalgar comes this light filled residence just waiting for its new owners. Boasting exceptional street appeal, you're greeted by established gardens and sealed driveways to the entrance and the double garage.

On entering, to one side of the hallway is the beautifully appointed main bedroom with ceiling fan, ensuite including double vanity, and walk in robe. Opposite is the internal access to the double garage, ideal for when the weather is less than friendly. The remaining 2 bedrooms both contain built in robes, ceiling fans, and are serviced by a centrally positioned bathroom with bath and separate toilet.

The spacious open plan kitchen/ family area allows for easy entertaining with friends and family. A separate second living room is ideal for when the kids need their own space. Both areas have neutral tones and are drenched in natural light. There is also an open study/craft room which could easily be closed off if required to separate the kitchen/family living area. To take care of the creature comforts all year round, there is ducted heating throughout and a split system air - conditioner.

Outside there's plenty of room for kids to play and adults to entertain. There's even room for the extra toys with gated side access to the rear yard, ideal for the camper or boat to reside. And don't forget the shed!

This lovely family home is positioned within an easy flat walk to Primary and Secondary Schools, park, and playground and just a short drive to the Trafalgar CBD, train station and M1 Freeway for commuters. Set within a well-maintained quiet neighbourhood this home is perfect for downsizers, first home buyers and investors.

If this is what you've been waiting for, then look no further and experience affordable living in Trafalgar.

Call Jeff on 0411 601 046 to book your inspection today.

3 BED | 2 BATH | 2 CAR

### PRICE:

\$595,000 - \$635,000

### OPEN FOR INSPECTION:

N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

37 Berenger Ave, Trafalgar

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.