



**SOLD**

## PERFECTLY PRESENTED HOME, CONVENIENT TO TOWN, LARGE BLOCK, SIZEABLE SHEDDING

An exciting opportunity to purchase a home located just a few minutes walk to all Trafalgar has to offer. Convenient to the Shopping precinct, Train Station, Medical Centre, Schools and Parks.

The lovingly maintained home is in a quiet street on a large allotment approximately 833m<sup>2</sup>. The sizeable block could lend itself to potential subdivision subject to council approval.

The home is very comfortable with three bedrooms, good size master bedroom with ensuite. Second family bathroom with shower and deep bath.

Light filled kitchen / dining area which is well appointed and has plenty of bench and storage space.

Expansive living room with north facing bay window.

Heating and cooling is covered with a reverse cycle AC .

Outside the grounds are low maintenance with a large useable sealed area between the carport and the workshop.

The shedding is impressive measuring approximately 9 metres x 6 metres with a concrete floor and power.

Nicely landscaped gardens which are neat and easy to care for.

Suiting a multitude of buyers this wont last long.

For more details contact Peter Powell on 0458 555 099 for a private inspection.

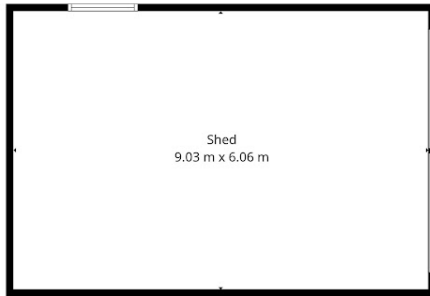
**3 BED | 2 BATH | 3 CAR**

**PRICE:**  
**\$595,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Peter Powell Property



## 13 Brown Street, Trafalgar

While every effort has been made to ensure the accuracy of the floor plan provided, all measurements are approximate and intended for illustration purposes only. We accept no responsibility for any errors, omissions, or inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.