

**1/11 Gibson Street, Trafalgar, Vic 3824**

**BOYDE & CO.**

**Unit For Sale**

Tuesday, 27 February 2024

1/11 Gibson Street, Trafalgar, Vic 3824

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 139 m2**

**Type: Unit**



Brad Boyde

## Offer's Welcome

Brand new, 1/11 Gibson Street is conveniently located within walking distance to all Trafalgar amenities and V/Line Train Station. The north-facing, low-maintenance flat allotment offers a quiet, leafy street appeal surrounded by other quality homes.(ALL THREE UNITS ARE AVAILABLE FOR SALE AND INSPECTION) Comprising two spacious bedrooms, the master bedroom has a walk-through robe to a semi-ensuite. The second bedroom offers a built-in robe and is serviced by the same bathroom and a separate water closet. The open plan kitchen features Caesarstone stone bench tops and quality stainless steel appliances (electric oven, electric cooktop, range-hood, dishwasher, stainless steel sink & black flick mixer tap). Complete with ample storage and bench space. The open-plan kitchen offers a walk-in pantry and breakfast bar adjoining the family/dining area. The second living area flows freely to the private courtyard via sliding door access. Complete with remote control and internal access, this smart townhouse offers direct driveway access to the double garage under the roof line, offering a perfect solution for secure off-street parking. 1/11 Gibson Street has an energy rating of 6.6 stars, making this the perfect investment for your first home or a solid investment to add to the portfolio. Features include:• Ducted electric refrigerated heating and cooling• Aluminium windows throughout• LED external and garage lights• European laundry (unit one)• Quality floor coverings• Downlight throughout• Hard-wired smoke alarms• Termite protection• Quality window furnishings• Flyscreens to all openable windows• Low maintenance landscaping• Water tank For further information, please contact Brad Boyde at 0400775388.(Photos are taken from all three units for illustration purposes).