

1/32 Summerlea Street, Trafalgar, Vic 3824

BOYDE & CO.

House For Sale

Tuesday, 14 November 2023

1/32 Summerlea Street, Trafalgar, Vic 3824

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 491 m2

Type: House



Brad Boyde

\$625 000 - \$655 000

This as new, well-appointed, low-maintenance three-bedroom townhouse is situated minutes from all Trafalgar's amenities and V-Line Train Station on its very own title. Featuring a concrete driveway leading to a double garage under the roofline with remote and internal access. The spacious accommodation consists of three generous-sized bedrooms. The master bedroom offers a walk-in robe (custom shelving), an ensuite complete with a stone vanity, a tiled shower base, and a shower niche. The family bathroom services bedrooms two and three, complete with a freestanding bath, separate shower, shower niche, tiled shower base, seamless glass shower screen, floor-to-ceiling tiles & separate toilet. Bedrooms two and three offer large built-in robes. The quality kitchen features premium stainless-steel appliances, a 900mm freestanding dual fuel oven and range hood, dishwasher, and provincial cabinetry with soft close draws. Finished with stylish stone benchtops and an under-mount microwave niche. The featured skylight enables abundant natural light through the open-plan kitchen, dining room, and family room, which opens onto an entertaining pergola with Merbau decking. 1/32 Summerlea Street is the perfect place to call home; however, it would also make a smart rental investment. The property could achieve an approximate rental income of \$480 - \$500 per week. Features include:

- 6 Star energy rating
- Ducted natural gas heating
- Split cycle airconditioning
- Quality floor coverings throughout
- Quality window furnishings
- Plumbed fridge connection
- Low maintenance landscaping – freshly turfed
- LED downlights throughout – external lighting – solar driveway lights
- Large laundry with ample storage – stone benchtop
- 2 x Plumbed Colourbond slimline water tanks (submerged water pump)

Inspection can easily be arranged by contacting Brad Boyde 0400775388