

**17 College Avenue, Traralgon, Vic 3844**

**House For Sale**

Wednesday, 6 December 2023



17 College Avenue, Traralgon, Vic 3844

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Josh Buckle  
0427333156



Simon Burns  
0421333114

**\$529,000**

Welcome to 17 College Avenue Traralgon, offering a perfect blend of comfort and functionality for you and your family. Positioned on an approx. 556sqm block, surrounded by all the conveniences, schools, shops, sporting facilities and within minutes of the CBD this property must be seen to be appreciated. Step inside to find three bedrooms, each equipped with built-in robes, with the main bedroom featuring a walk-in robe and ensuite for added convenience. The main bathroom is thoughtfully designed, offering a stand-up shower, a built-in bathtub with a single vanity unit and a separate toilet. Further within you are welcomed by a renovated theatre room that effortlessly blends comfort with practical design. Ensuring year-round comfort, you will find gas ducted heating and split system air-conditioning throughout. The heart of the home showcases a modern kitchen featuring stainless steel appliances, an island bench and a 900mm oven seamlessly integrated with the dining and family lounge. Stepping outside you will find an impressive 5m x 12m gable veranda, a perfect space for hosting gatherings with friends and family or simply to unwind after a long day! The exterior of the property has been meticulously thought out, requiring minimal upkeep making it the ideal choice for families and astute investors alike. With a potential rental return of up to \$470-\$500 per week. Contact Josh Buckle today on 0427 333 156 or email [josh@fnlatrobe.com.au](mailto:josh@fnlatrobe.com.au) for more information or to arrange a private inspection.