

23 Laurence Grove, Traralgon, Vic 3844

House For Sale

Friday, 3 May 2024



23 Laurence Grove, Traralgon, Vic 3844

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 678 m2

Type: House



Simon Burns
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Josh Buckle
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\$549,000

Introducing 23 Laurence Grove, Traralgon: a meticulously maintained residence nestled on approximately 678 square meters, conveniently located within walking distance to schools, parks, and shops. This inviting home boasts an array of features perfect for both first-time homeowners and astute investors alike. Step inside to discover four generously sized bedrooms, three of which feature built-in robes, with the main bedroom offering the added luxury of a walk-in robe and ensuite. The heart of the home, the family-sized kitchen, exudes warmth and functionality, complete with ample bench space, storage options, electric cooking facilities, and abundant natural light. Enjoy the versatility of multiple living areas, including a spacious formal lounge at the front of the house and a second lounge currently utilized as a pool room, providing ample space for relaxation and entertainment. The main bathroom impresses with its stand-up shower and separate bathtub, while the generously sized laundry offers convenient storage solutions. Comfort is assured year-round with the presence of gas heating and a split system air-conditioning unit, ensuring a cozy atmosphere in winter and refreshing coolness during the summer months. Outside, the property presents a sizable backyard, providing ample room for children and pets to play. Additionally, an approximately 8m x 8m shed and a covered area offer ideal spaces for outdoor gatherings and leisure activities. Remote roller shutters installed on most windows provide security and privacy. With an estimated potential rental return ranging from \$450 to \$495 per week, this property represents a lucrative addition to any investment portfolio. For further details or to schedule a viewing, don't hesitate to reach out to Simon Burns today at 0421 333 114. Let us help you make this charming residence your next home or investment opportunity.