

**37/83 Marshalls Road, Traralgon, Vic 3844**



**Sold Unit**

Saturday, 28 October 2023

37/83 Marshalls Road, Traralgon, Vic 3844

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$330,000**

Nestled in a quiet, and well-maintained complex, this contemporary unit is an ideal home for those seeking modern living in a tranquil environment. With its attractive features and convenient amenities, this property offers a comfortable and stylish lifestyle.

**Property Highlights:**

- Modern Living Space:** Step into the light-filled living area, where vaulted ceilings add a touch of grandeur and create a spacious ambiance. This inviting space is perfect for relaxation and entertainment.
- Two Bedrooms:** Both bedrooms come complete with built-in robes, offering ample storage space for your clothing and personal belongings. These well-appointed bedrooms provide privacy and comfort.
- Open Concept Floorplan:** The open concept floorplan seamlessly connects the living area, dining space, and kitchen, enhancing the sense of space and fostering a cohesive atmosphere.
- Modern Kitchen:** The modern kitchen boasts a gas stove top and a stainless steel dishwasher, making meal preparation a breeze. The contemporary design and quality appliances add to the overall appeal.
- Bathroom:** The well-sized bathroom features a stand-up shower, providing a convenient and stylish space for your daily routines.
- European Laundry:** A European laundry is tucked away neatly, maximizing functionality while maintaining aesthetics.
- Storage:** There's no shortage of storage solutions in this unit, ensuring you have plenty of space to keep your belongings organized.
- Climate Control:** Enjoy year-round comfort with the split system reverse cycle heating and cooling system, allowing you to set your preferred temperature regardless of the season.
- Parking and Outdoor Space:** The property includes a single off-street car park for your convenience. Additionally, there's a small yard with decking, perfect for outdoor relaxation and leisure.
- Investment Opportunity:** This unit is currently leased at market value, fetching \$375 per week, resulting in a healthy yield of 5.5%. It presents a promising investment opportunity for those looking to expand their property portfolio. Don't miss the chance to make this property your own or add it to your investment portfolio.

Contact Simon Burns today on 0421 333 114.