

# 4 Kingsburgh Court, Traralgon, Vic 3844

## House For Sale

Wednesday, 12 June 2024



4 Kingsburgh Court, Traralgon, Vic 3844

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 649 m2

Type: House



Simon Burns  
0421333114

**\$499,000**

Welcome to 4 Kingsburgh Court, Traralgon, a charming family home located just 2km from the heart of the CBD, nestled in a private court location. This home features a well-appointed kitchen with gas cooking and ample storage space, seamlessly connecting to an adjoining dining area. The spacious living area offers plenty of room for the whole family to relax and enjoy. The main bedroom boasts a walk-in robe and an ensuite with a stand-up shower, while the three remaining generous bedrooms each come with built-in robes. The main bathroom is equipped with a stand-up shower and a bath, complemented by a separate toilet with its own access for added convenience. Comfort is assured year-round with solid fuel heating and split system air conditioning. The property also features a sun filled north-facing undercover outdoor entertaining area and decking, perfect for entertaining. Additional amenities include a double carport and a garden shed for all your storage needs, plus vehicle access to the rear yard via a large side gate. Currently leased to long-term tenants at \$1651 per calendar month, this property presents a fantastic opportunity for both homeowners and investors looking to expand their rental portfolio. For more information or to book a private inspection, please call Simon Burns today on 0421 333 114.