

# 40 The Avenue, Traralgon, Vic 3844



## Sold House

Sunday, 20 August 2023

40 The Avenue, Traralgon, Vic 3844

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 577 m2

Type: House



Simon Burns  
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**\$563,000**

Welcome to 40 The Avenue Traralgon, a captivating family home that exudes comfort and sophistication. This beautifully designed residence presents an exceptional opportunity for a range of different buyers seeking a haven of style, space, and convenience.

**Bedroom Bliss:** Boasting 4 generously sized bedrooms, each adorned with built-in robes, this home ensures everyone has their private haven to retreat to. The main bedroom comes complete with a luxurious ensuite and a walk-in robe, adding an air of opulence to your everyday life.

**Living Made Effortless:** With multiple living zones, including a formal lounge and an open plan living kitchen dining area, this residence embraces harmonious living at its finest. The contemporary layout seamlessly blends indoor and outdoor spaces, with the alfresco area overlooking the backyard, creating an idyllic setting for family gatherings and social events.

**The Heart of the Home:** Making mealtimes a breeze, the well-appointed kitchen includes a gas stove, wall-mount ovens, large pantry, double sink, dishwasher, and an abundance of storage and counter space.

**Relaxation & Convenience:** The main bathroom features a stand-up shower, a bathtub, a single vanity, and a separate toilet with its own access, ensuring comfort and convenience for all. Additionally, the well-sized laundry adds to the practicality of the home, catering to the needs of a bustling family lifestyle.

**Year-Round Comfort:** With the gas ducted heating and split system air-conditioning, you will be kept feeling right at home, regardless of the season.

**Unwind in Style:** Stepping outside, you'll discover a large backyard, providing ample space for children and pets to play. The neat and tidy front façade, along with the established gardens, enhances the curb appeal of the property. The double garage and side access offer secure parking options for your vehicles, while the undercover BBQ area provides a fantastic space for entertaining with loved ones.

**A Prime Location:** Conveniently situated on an approximate 577m<sup>2</sup> block, this property enjoys a sought-after location in Traralgon. Close to schools, parks, shopping centres, and public transport, you'll have everything you need within easy reach.

For more information or to arrange a viewing, contact Simon Burns today on 0421 333 114.