

**42 Trafalgar Way, Cranbourne East, Vic 3977**



**House For Sale**

Tuesday, 7 May 2024

42 Trafalgar Way, Cranbourne East, Vic 3977

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 500 m2**

**Type: House**



Charles Marvelli

0396703288

**\$580,000 to \$630,000**

AUCTION SATURDAY 1st JUNE 2024 AT 2.00PM(IF NOT SOLD PRIOR)EPR: \$580,000 to \$630,000Here is your GOLDEN OPPORTUNITY to secure and restore this this well designed family home to its original splendour. This sound and solid home is set on a large corner allotment pf approx 500sm and is situated in an ideal family friendly neighbourhood giving you the opportunity to have a backyard where the kids can safely play and room to fit a trampoline whilst entertaining at the same time. It is perfectly positioned within easy walking distance to all amenities including childcare, primary and secondary schools as well as the Hunt Club Village. Property Features: -- Master bedroom with walk in robe and full ensuite while the other 2 bedrooms come with built in robes and serviced by a central bathroom- Large light and bright well-appointed kitchen with plenty of cupboard and bench space - Open plan living and dining area adjoining kitchen opening onto back yard - Formal lounge/living adjoining kitchen/meals- Remote double lock up garage with internal access- Huge north facing rear gardens off meals/living area- Other features include ducted heating, and evaporative cooling- Side access for trailer/boat/caravan- Easy access to all facilitiesDon't miss this ideal first home, renovation or even an investment opportunity which is hard to come by in this price range especially when location is everything.This one is not to be missed!!!AUCTION SATURDAY 1 JUNE 2024 AT 2PM(IF NOT SOLD PRIOR)Terms 10% Deposit Balance 30/60 daysINSPECTION STRICTLY BY APPOINTMENT OR AS ADVERTISED\*\*ALL EMAIL ENQUIRIES MUST HAVE A VALID CONTACT NUMBER\*\*Book an inspection NOWContact CHARLES MARVELLI 0423 530 172Interested parties should conduct their due diligence prior to making any submissions.Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist> lessTo view our video link please call or email Charles on 0423 530 172Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this document. Information contained on the listing or description should not be relied upon and you should make your own enquiries/ inspections and seek legal advice in respect of any property or the information about the property contained on our listings.Prospective purchasers should make their own enquiries to verify the information contained in this document and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>