

# 9B Tintern Place, Traralgon, Vic 3844



## Sold House

Thursday, 19 October 2023

9B Tintern Place, Traralgon, Vic 3844

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 258 m2

Type: House



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**\$449,000**

9B Tintern Place Traralgon presents a delightful townhouse situated in a quiet, sought after pocket of Traralgon on a respectable approx. 258sqm block. Designed for practicality and effortless upkeep, this home is sure to impress. This property boasts the following key features: Three generously proportioned bedrooms, each equipped with built-in robes Expansive, North-facing open plan living area seamlessly integrating the kitchen, dining, and lounge space A well-appointed kitchen with ample storage, contemporary gas cooking facilities, a dishwasher, and an abundance of natural light Main bathroom offering a stand-up shower, single vanity, and built-in bathtub Enhanced comfort provided by a split system heating and cooling unit Single garage with a remote-controlled door and internal access Immaculate, fully fenced backyard ensuring a neat and secure outdoor space Currently under lease at \$415 per week, with a potential estimated rental yield of up to \$430 per week, making it an attractive addition to your property portfolio Exceptionally positioned in close proximity to Traralgon's CBD, Agnus Brereton Reserve, schools, and parks, making it an ideal choice for investors, first home buyers, or those seeking a high-quality downsizing opportunity. For additional details or to schedule an immediate inspection, please reach out to Simon Burns today at 0421 333 114.