

**3/11 Gibson Street, Trafalgar, Vic 3824**

**BOYDE & CO.**

**Unit For Sale**

Tuesday, 2 July 2024

3/11 Gibson Street, Trafalgar, Vic 3824

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Brad Boyde



Jordan Makin  
0499110099

**\$535 000 - \$565 000**

You may be eligible to receive \$10,000 with the First Home Owner Grant.

<https://www.sro.vic.gov.au/first-home-owner> Welcome to Unit 3, 11 Gibson Street, a newly built gem nestled in the vibrant heart of Trafalgar. This exceptional property grants unparalleled access to Trafalgar's full spectrum of amenities. Immerse yourself in the local culture with everything at your doorstep-from trendy cafes and bustling shops to serene parks and top-rated schools. This residence features two spacious bedrooms. The master bedroom boasts a walk-in wardrobe, while the second bedroom offers a built-in wardrobe, a shared bathroom, and a separate water closet service for both bedrooms. The open-plan kitchen showcases Caesarstone bench tops and high-quality appliances, including an electric oven, electric cooktop, range hood, stainless steel sink, and black flick mixer tap. With ample storage and bench space, the kitchen includes a walk-in pantry and breakfast bar adjoining the family/dining area. The living space seamlessly connects to the private courtyard through sliding door access. Complete with remote control and internal access, this intelligent townhouse provides driveway access to a single garage under the roof line, offering secure off-street parking. Unit 3 at 11 Gibson Street boasts an impressive energy rating of 6.6 stars, making it an ideal investment for your first home or a valuable addition to your portfolio. Key features include:- Ducted electric refrigerated heating and cooling- Aluminium windows throughout- LED external and garage lights- Quality floor coverings- Downlights throughout- Hard-wired smoke alarms- Termite protection- Quality window furnishings- Flyscreens on all openable windows- Low-maintenance landscaping- Water tank For further details, please contact Brad Boyde at 0400 775 388.