

Just Listed



## 1/9 Trafalgar Drive, Kippa-ring



### Ground Floor, Small Complex, Renovated

 2  1  1  92 m<sup>2</sup>

The current owner has enjoyed living here and has made every effort to ensure every square inch is utilized efficiently. Whether you're whipping up a meal in the new kitchen or unwinding in the cozy living area, this property makes every day activities feel effortless and enjoyable. Outside a private oasis awaits. There is ample outdoor space, ideal for that morning cup of coffee or hosting weekend barbecues. It's perfect for creating those memorable moments with loved ones or simply enjoying a quiet afternoon with a good book.

The property boasts:

- Modern plantation shutters throughout
- New kitchen with stone benches, trendy subway tiles, double fridge cavity, dishwasher, electric under bench wall oven, rangehood and a ceramic cooktop.
- Open plan lounge and dining. This space is air conditioned and light and bright.
- Renovated bathroom with statement floor tiles, vanity basin with storage and a walk-in shower. The toilet is separate.
- 2 spacious bedrooms with built in robes, ceiling fans and air conditioning.
- Separate laundry with storage
- Large courtyard. This space includes a designated entertainment area, garden shed, grassed yard and lots of space for the avid gardener.
- Extras include security screens on the window and doors, linen cupboard and 1 car lock up garage with electric roll door and internal access into the home.

The tidy property sits in a convenient location. Just a short stroll away is public

**Price** Offers Over \$549,000  
**Property Type** Residential  
**Property ID** 2269  
**Land Area** 92 m<sup>2</sup>

#### Agent Details

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transport connections including the Kippa-Ring Station and multiple bus stop to make traveling a breeze whether you're headed into the city or exploring local attractions. Need a last-minute dinner ingredient? Woolworths and Coles Kippa Ring is merely a stone's throw away! On weekends, a visit to the Peninsula Fair or Westfield for some retail therapy might catch your fancy, both easily accessible and ready to cater to all your shopping needs. It is also just a short trip down to the beach, restaurants, cafes, swimming and a wide variety of recreational activities.

Meanwhile, educational institutions like Grace Lutheran College, Mueller College, Southern Cross, Hercules Road State School and Kippa-Ring State School ensure that this neighbourhood isn't just a place to live but a great community for raising families.

This tidy renovated property sits at the end of the small block of 4 in a tightly held, rarely available, quiet and well-maintained complex. The property has undergone a modern renovation to make it a pleasant place to be and there is also a lovely L-shaped courtyard to enjoy. Nestled in a friendly neighbourhood and designed for ease of living, this delightful property is not just a place to stay—it's a place to live your life to the fullest!

Come be a part of this vibrant community - perfect for anyone looking for a blend of lifestyle and convenience at a point where affordability meets opportunity. Why just read about it when you could live it? Experience a slice of tranquility and practicality, all rolled into one lovely package.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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