



**3, 3 Trafalgar Drive, Kippa-ring**



### Extra Special Townhouse, Small Complex

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Are you looking for a special property to call your own? This is it! This immaculate three bedroom townhouse has been well cared for by the current owner but the time has now come to downsize offering a smart buyer a great opportunity. The home has a recently updated kitchen and a new bathroom. The bedrooms are all spacious and the back courtyard if a rare find – a great treat. Positioned at the back of a small block of three townhouses, all owner occupied, this one is a must see. The property features:

- Low body corporate rate of \$500 per year

Downstairs:

- Entry hall
- Spacious formal lounge with plantation shutters and a bay window
- Renovated kitchen with good storage, practical bench space, wall oven, new cooktop, new rangehood, large fridge space, and breakfast bar
- Dining area adjoins the kitchen
- The kitchen and dining area is open plan and lead directly to the back entertainment area and courtyard
- Internal laundry with storage and direct access outside
- Separate toilet
- 1 car lock up garage with internal access into the home and remote control door. The garage is extra-long making a great space for a workshop or home office

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- Under stairs storage
- New flooring

Upstairs:

- Large main bedroom with a walk in robe, reverse cycle air conditioner and ceiling fan
- Two additional bedrooms with built in robes
- Recently renovated bathroom with large new vanity and plenty of storage. There is

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**Price** SOLD for \$305,000  
**Property Type** Residential  
**Property ID** 425

#### Agent Details

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also a new shower with frameless glass shower screen, new heat lamps and an new exhaust fan

- Separate toilet
- New carpets

Extras:

- Private courtyard with large covered outdoor entertainment area
- Fully fenced yard
- Security screens on the windows and doors
- Lock up garden shed
- Establish gardens
- Termite barrier around the entire building complex
- New window furnishings throughout including plantation shutters

The complex is well maintained, all owner occupied, private and well located to take advantage of living in Kippa-Ring. The shops, schools, parks, and public transport including the Kippa-Ring train station are all located within walking distance. The body corporate is self-managed keeping the cost down and the area is booming with new retail outlets and infrastructure. Owner occupiers – walk in and start enjoying, there is nothing left to do the place is immaculate. Investors can expect strong rental returns and low vacancy rates.

Owner ready to downsize – call today to arrange an inspection

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