

# 4 Dawn Grove, Traralgon, Vic 3844

**wilson**property

## House For Sale

Monday, 6 January 2025

4 Dawn Grove, Traralgon, Vic 3844

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 633 m2

Type: House



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**\$475,000**

Well Worth a Look! This great property is ideally situated on a peaceful and inviting street in the sought-after West End area. It features stunning street appeal, highlighted by landscaped gardens and a charming façade. Inside, you'll find polished timber floors that add warmth and elegance, along with three generously sized bedrooms, perfect for family living or guest accommodations. The home offers two comfortable living spaces, ideal for relaxing or entertaining. The highlight of this property is the exquisite north-facing kitchen, where large windows bathe the room in natural light, creating a bright and cheerful cooking space. Currently, this gem is leased to a fantastic tenant, generating an impressive income of \$435 per week, making it an enticing option for investors. The location is incredibly convenient, with nearby schools, a popular indoor sporting complex, a well-stocked convenience supermarket, and unique specialty shops all within easy reach. Plus, it's just a short drive to Latrobe Regional Hospital, adding to its appeal. This is a property that truly deserves your attention!

Property Features House 3 bed 1 bath 1 Parking Spaces Land is 633 m<sup>2</sup> Carport