



12 Trafalgar Drive, Victoria Point

## FAMILY LIVING WITH POOL, SIDE ACCESS & ENTERTAINING APPEAL

Positioned on a 720m<sup>2</sup> block in a convenient Victoria Point pocket, 12 Trafalgar Drive delivers a practical family layout with multiple living spaces, modern comfort upgrades and a standout outdoor entertaining area designed for relaxed Queensland living. With side access for a caravan or additional vehicle and a pool ready for summer, this home is built for lifestyle.

### Property Highlights

#### Living & Layout

- Two separate living areas allow space to unwind or come together
- Study nook ideal for work-from-home or school projects
- Updated lighting and ceiling fans enhancing comfort and ambience

#### Kitchen & Entertaining

- Central kitchen overlooking the main living area
- Easy serving connection to the outdoor entertaining zone
- Functional layout designed for everyday family use

#### Bedrooms & Comfort

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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### FOR SALE

Enquire For Price Guide

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500



- Four bedrooms in total
- conditioning to three bedrooms + main living areas
- Fans throughout for year-round airflow
- Master positioned to offer privacy from the remaining bedrooms

#### Outdoor Living

- " Large covered patio perfect for outdoor dining and weekend BBQs
- " Built-in pizza oven —an impressive entertaining feature
- Sparkling in-ground pool with brand new pool filter
- Fully fenced yard offering space for play and pets

#### Parking & Practicality

- Side access for caravan, boat or additional vehicle
- " Double lock-up garage with internal access
- " 720m<sup>2</sup> allotment providing usable outdoor layout

#### Prime Local Position

A location that balances lifestyle and convenience:

- Minutes to Victoria Point Shopping Centre (cinemas, dining & retail)
- Easy access to local schools, childcare and sporting facilities
- Close to Thompson's Beach, parklands and waterfront walking paths
- Straightforward access to public transport and major connectors

#### Additional Features

- ground Pool
- conditioning to 3 Bedrooms + Living Areas
- Updated Fans & Lighting
- Two Living Areas
- Side Access
- Large Patio + Pizza Oven
- Owner Occupied
- NBN Connected (FTTP)
- Rates: \$1,248.03 Per Quarter
- Rental Appraisal: Approx \$975 Per Week

This home offers the ease of single-level living, a backyard built for memories, and the location to enjoy everything Victoria Point has to offer.

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | BTZHF2S              |
| Property Type | House                |
| House Size    | 298 m2               |
| Land Area     | 720 m2               |
| Including     | Air Conditioning     |
|               | Outdoor Entertaining |
|               | Solar Panels         |

**James Carmichael 0408 455 771**

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**12 Traftagar Drive, Victoria Point**

Covered Area: 298m<sup>2</sup>



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