



23 Trafalgar Drive, Victoria Point

## SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 23 Trafalgar Drive, Victoria Point, a well-sized 4 bedroom, 2 bathroom, 2 car home in a quiet, family-friendly pocket of Victoria Point. Offering a bright sunroom, practical layout, and a generous yard with plenty of room for kids, pets, and gatherings, this property presents an excellent opportunity for buyers seeking space and potential close to local schools and parks.

### Property Highlights

#### Living, Layout & Comfort




- Light-filled windowed sunroom opening to the backyard great for casual living or entertaining
- Functional layout with good separation between living and bedroom zones
- conditioned living space for year-round comfort

#### Bedrooms & Bathrooms

- Four comfortable bedrooms
- Two bathrooms offering practicality for family living

#### Kitchen & Entertaining

- Centrally positioned kitchen with easy access to dining and

4  2  2 

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
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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.

 **LJ Hooker**

- sunroom areas
- Simple, functional layout offering scope for future updates

#### Outdoor & Yard Features

- Spacious backyard with plenty of open lawn for pets, kids, and weekend get-togethers
- Fully fenced yard for privacy and security

#### Additional Features

- NBN connected
- Owner-occupied
- Rental Appraisal Approx: \$780 Per Week
- Rates Approx: \$1,210.32 Per Quarter

#### Prime Location

Positioned for lifestyle and everyday convenience:

- " Walking distance to local parks and Victoria Point State School
- " Minutes to Victoria Point Shopping Centre, cafés, and restaurants
- Easy access to the foreshore, walking trails, and family recreation areas
- Set within a well-established, family-oriented community

A comfortable family home offering space, functionality, and the chance to make it your own - perfectly located in one of Victoria Point's most convenient and community-minded streets.

Disclaimer: 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	BTQTF2S
Property Type	House
House Size	182 m2
Land Area	700 m2
Including	Air Conditioning

**James Carmichael 0408 455 771**

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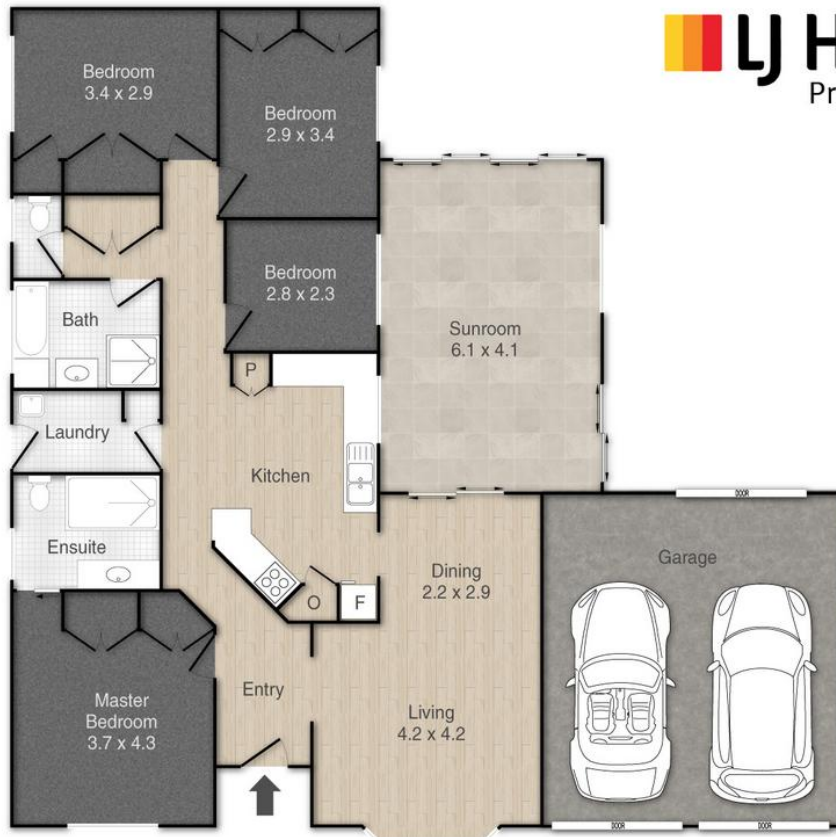
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Covered Area: 182m<sup>2</sup>



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