

71 School Rd, Trafalgar, VIC 3824

Sold - \$408,500

House 2 1 1 1



## Position and potential

Affordably priced and perfectly positioned, this superb opportunity in real estate will interest first home buyers, investors and developers alike. Occupying a flat 770m<sup>2</sup> (approx.) allotment in the middle of town opposite picturesque James Balfour Park and less than 100m to Trafalgar primary and secondary schools, the modest 2-bedroom home holds the potential of further renovation or development (STCA). Featuring a formal lounge and meals area with gas heating, SFH and split system cooling, laminate kitchen with walk-in pantry and updated bathroom. Adjoining reserve land at the rear, the spacious yard enjoys side vehicle access to a single car shed. Whether you're entering the market or speculating on future investment, this superb offering should not be overlooked.

**Open for Inspection**

By Appointment.

### Listed By

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