

# PROPERTY INFORMATION

## 8 Settlement Road, Trafalgar

- Approx. 1,605m<sup>2</sup> Block Size
- Block Dimensions - Frontage of 18.5 Metres x 86.7 Metres Deep
- Approx. 9.4 Squares of Living
- Two Bedrooms
- One Bathroom
- Kitchen with Laminated Benchtops and Quality Appliance
- Open Plan Family living and Dining Room
- Gas Heating – Vulcan Wall Furnace
- Reverse Cycle Heating and Cooling Split System
- Good Size Single Garage
- Under Roofline Alfresco – Screened Porch
- Easy Maintenance Grounds and Gardens
- Short Distance to school, Medical Facilities and Train Station
- Rental Return of approx. \$350 - \$370 Per Week

Disclaimer: Every precaution has been taken to establish the accuracy of the above information provided; however, it does not constitute any representation by the vendor, agent or Chenz Realty and you should rely on your own inquiries as to the accuracy of any information or material made available.