



### 31 Allen Crescent Traralgon VIC

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Ideal Investment Opportunity!

This fantastic property offers comfort and practicality, making it a perfect rental or first home.

Situated on approximately 550 sqm of land, this neat home is packed with features:

- ? Split system and central heating system (installed just 2 years ago)
- ? Gas cooking in a functional kitchen
- ? All bedrooms with built-in robes, double blinds, and ceiling fans (with remotes)
- ? Neat bathroom and a separate laundry
- ? Fully enclosed yard with a garden shed
- ? Garage with remote roller door access

[For full version visit the website](https://www.lvrealestate.com.au/sale/vic/gippsland/traralgon/residential/house/8234317)

**Type** : House  
**Price** : \$ 415,000  
**Land Size** : 550 sqm  
**View** : <https://www.lvrealestate.com.au/sale/vic/gippsland/traralgon/residential/house/8234317>



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