



## 12 Nicholas Court Traralgon East VIC

5 2 7

Situated in the sought after Ellavale Estate, this spacious, well maintained and stylish home has 5 bedrooms and generously sized living areas. With fantastic landscaped low maintenance gardens on an approximate 1234m2 block and located in a quiet court, this property is perfect for modern family living.

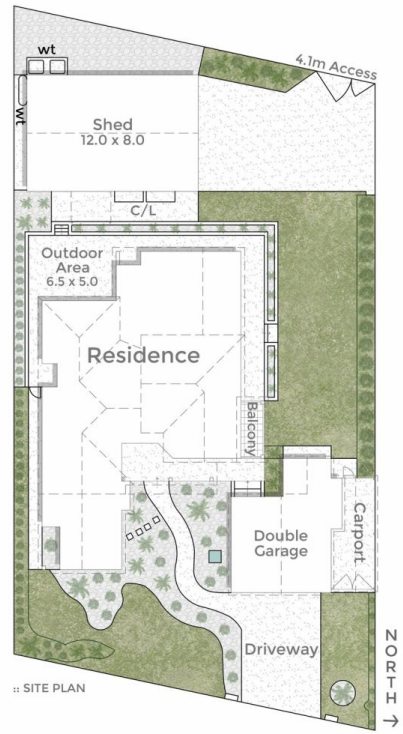
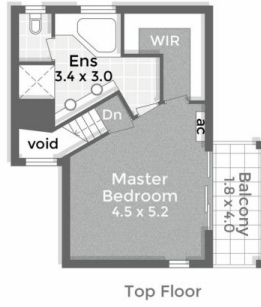
**Price** : \$1,070,000  
**Land Size** : 1234 sqm  
**View** : <https://www.oneagencylv.com.au/sale/vic/gippsland/traralgon-east/residential/house/7959720>

### Features include:

- Central well equipped stylish kitchen with electric oven & gas cooktop, dishwasher and walk in pantry.
- Light filled meals area adjoining the kitchen
- Generous open plan family room which opens to a fully enclosed indoor/outdoor entertaining room with garden views
- Upstairs master bedroom boasts its own balcony, walk in robe and lovely ensuite that features a separate shower and spa bath



**Anthony Bloomfield**  
03 5174 2740



:: FLOOR PLAN

:: SITE PLAN

12 Nicholas Ct, TRARALGON

1,234 m<sup>2</sup> (APPROX) 5 Bed 2 Bath 3 Car+Off Street



The above plan is an artist's impression only. It includes elements that are for display purposes only and may not be to scale. Landscaping shown is indicative only. All measurements are approximate & individuals should rely on their own information.

