



11 Rupert Street, Bairnsdale

## RURAL OUTLOOK ON THE EDGE OF TOWN

Positioned in a sought-after downtown location, this charming home presents an outstanding opportunity to secure a property that combines space, comfort and convenience.

Inside, you'll find three generously sized bedrooms, two complete with built-in robes, along with a light-filled sunroom adjoining the lounge—an inviting space to relax and enjoy the natural light. Year-round comfort is provided by split-system heating and cooling, while the open fireplace adds warmth and character during the cooler months.

The functional open-plan kitchen offers excellent flow, while the centrally located bathroom is complemented by a separate toilet for added practicality.

Set on a generous 886m<sup>2</sup> allotment, the home extends to a covered rear patio overlooking the secure backyard, with peaceful farmland views creating a tranquil backdrop. Outside, a single carport and single garage provide ample parking and storage options. Within easy walking distance of shops, schools and everyday amenities, this well-positioned property delivers the perfect blend of lifestyle, convenience and potential. Whether you're a first home buyer, investor or looking to downsize without compromising on space, this is an opportunity not to be missed.

3 1 2

**FOR SALE**  
\$385,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 195BFBF          |
| Property Type | House            |
| Land Area     | 886 m2           |
| Including     | Air Conditioning |
|               | Toilets (1)      |
|               | Built-in-Robes   |
|               | Fully Fenced     |

**Kelly Quirke 0427 064 816**

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